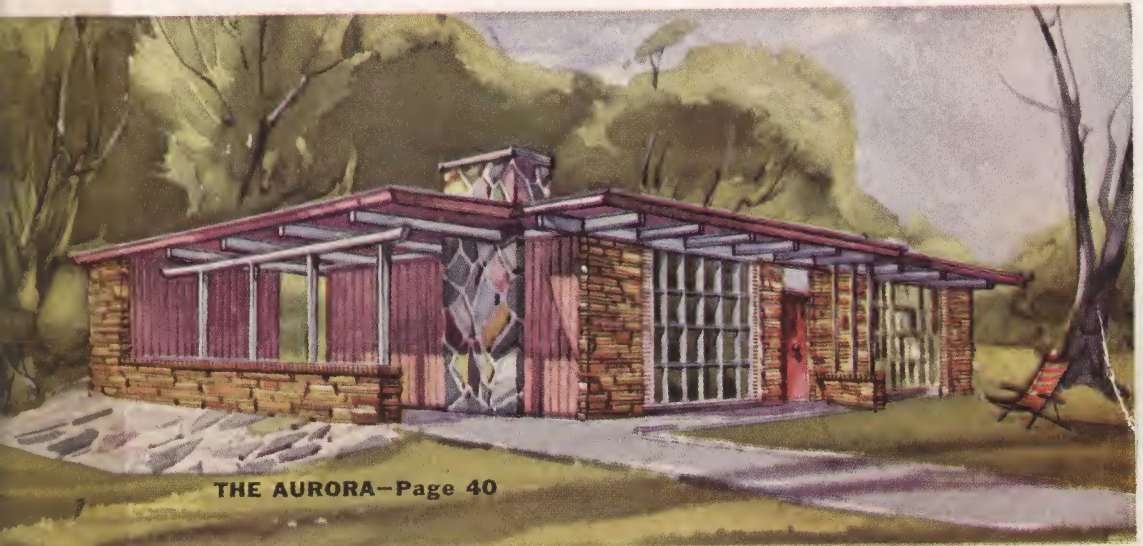


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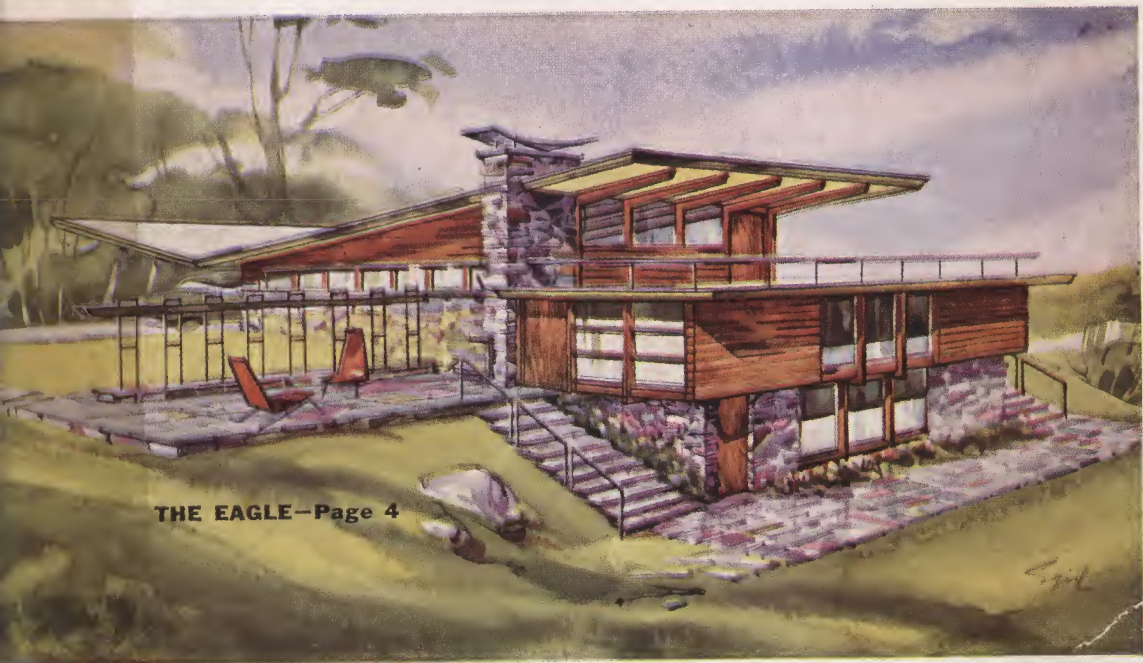
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# **LOW COST HOMES**



**THE AURORA—Page 40**

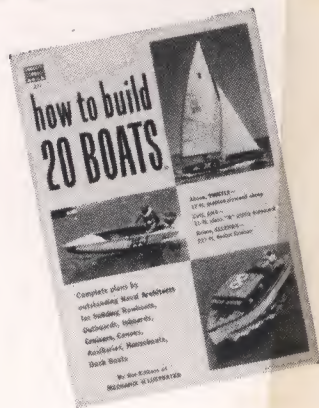
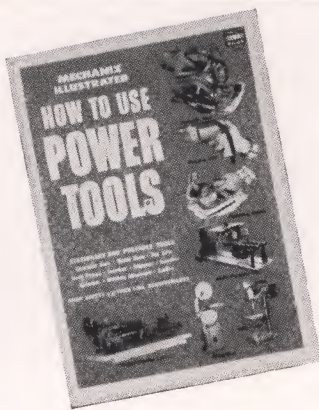
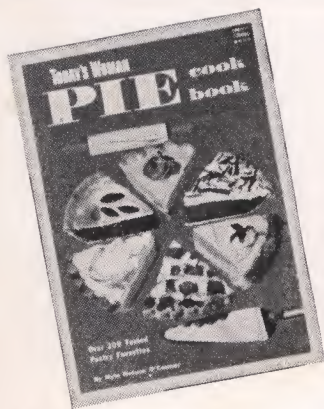
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**THE EAGLE—Page 4**

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Today's Woman

# Low Cost Homes

**RANCH • SPLIT-LEVEL • EXPANSION ATTIC**

A FAWCETT BOOK

NUMBER 217

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## "This is my best..."

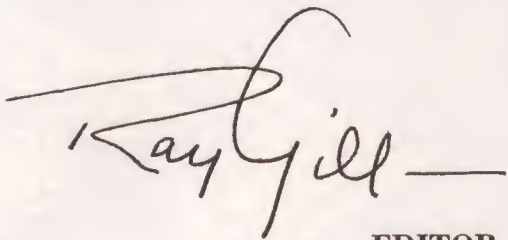
### An Introduction by the Editor

The above title could very well substitute for the name of this book since this was our approach not only in the selection of architects but in their own choice of homes to be presented.

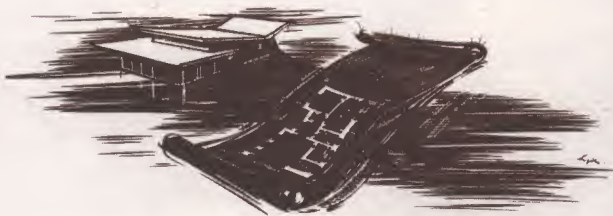
As the owner of one of these homes (see *The Arizona*, page 60) your editor has been able to approach the subject on a personal as well as an editorial basis. "Low cost," we have learned, is not necessarily synonymous with "low priced." Since a house is intended to be lived in over an extended period of time, the value received in design and livability must also be considered over such a period. For this reason we have included several higher "priced" houses which are still low in cost when value is considered.

The prices quoted are, of necessity, average figures since labor costs and availability of materials may vary from place to place. Additions such as garages, car ports, etc., will also affect the final price.

As a reader service Fawcett is prepared to supply you with original building plans of these homes for a nominal fee. See page 144. Possession of these plans will constitute a basic economy for the prospective builder since full architect fees are usually about four percent of the total cost. It is recommended, however, that you consult a local architect so that he may reconcile the plan you choose with your local building codes.



**EDITOR**





# The Eagle

COVER HOME

An eight-room, contemporary home designed for comfortable living.  
The terraces and living area provide a view for landscape or water.

**D**ESIGNED BY EGIL P. HERMANOVSKI, one of the most imaginative of the young designers of homes, The Eagle fairly bursts with life and livability. As American as its namesake, The Eagle's wing-like roof seems to instill a spark of its own that will make this home "a member of the family" to the foresighted young couples who build it.

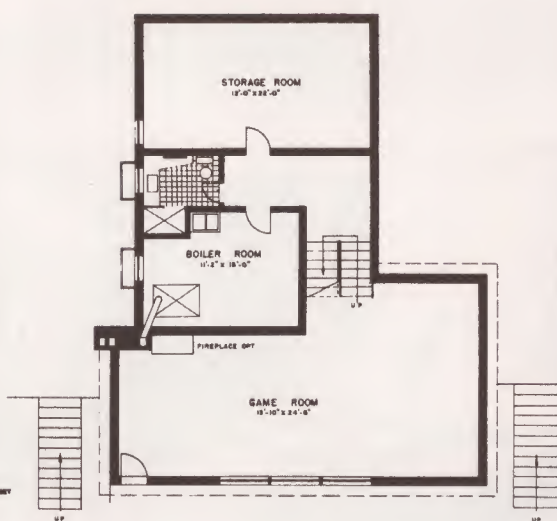
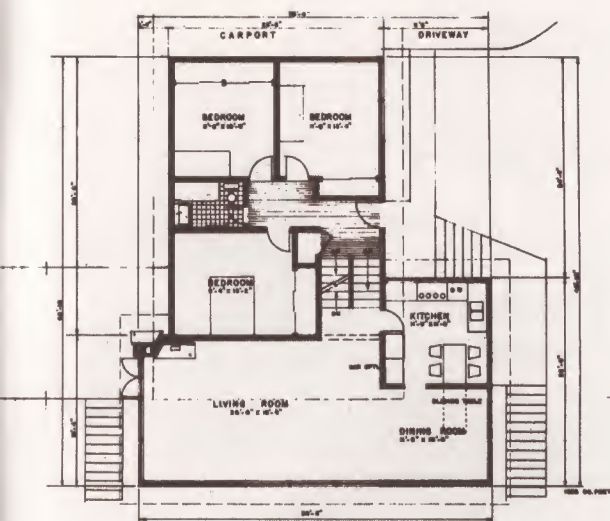
The lower level of this eight-room, multi-level house is beautifully finished in fieldstone, the upper level has a redwood finish. The roofing is five ply, built up with marble chip or gravel. There is an attached garage or carport, depending on the builder, conveniently located at the rear of the house. The full basement has a separate boiler room that houses the forced, warm-air heating system and a complete air conditioning unit. The windows are awning type and fixed plate glass. The exterior dimensions of this contemporary home are 38'-8"x46'-10".

The interior walls are finished in plaster and wood paneling. The house is completely insulated with 4" full-thickness rock wool and aluminum foil. Mr. Hermanovski suggests hardwood and stone flooring.

**Architect:**

**Egil P.  
Hermanovski**

The Eagle has been designed by the architect with an eye to a



#### SPECIFICATIONS

Floor Area—1,400 sq. ft.

Cubic Content—15,452 cu. ft.

Dimensions—38' 8" x 46' 10"

Plot Size (Min.)—60' x 100'

Price—About \$16,000, plus land

See Page 144 for Building Plans





The living room is located on the center level with floor to ceiling windows, both in front and on the side. An attractive corner fireplace with angled copper hood complements a fieldstone wall.

view. We approach the house from the rear. The entrance is on the side of the house off the driveway. The living room, dining room and kitchen are on the center level. The bedrooms are at a higher level. The game room, storage room and boiler room are on the lower level.

The view from the living room, 26'-0"x15'-4" is designed for landscape or water. The artist's conception shows one wall of this room made completely of fieldstone. In the corner is a fireplace with an attractive copper hood. There are built-in bookcases and shelves.

The dining room is 11'-8"x10'-0". The floor-to-ceiling windows in this room have

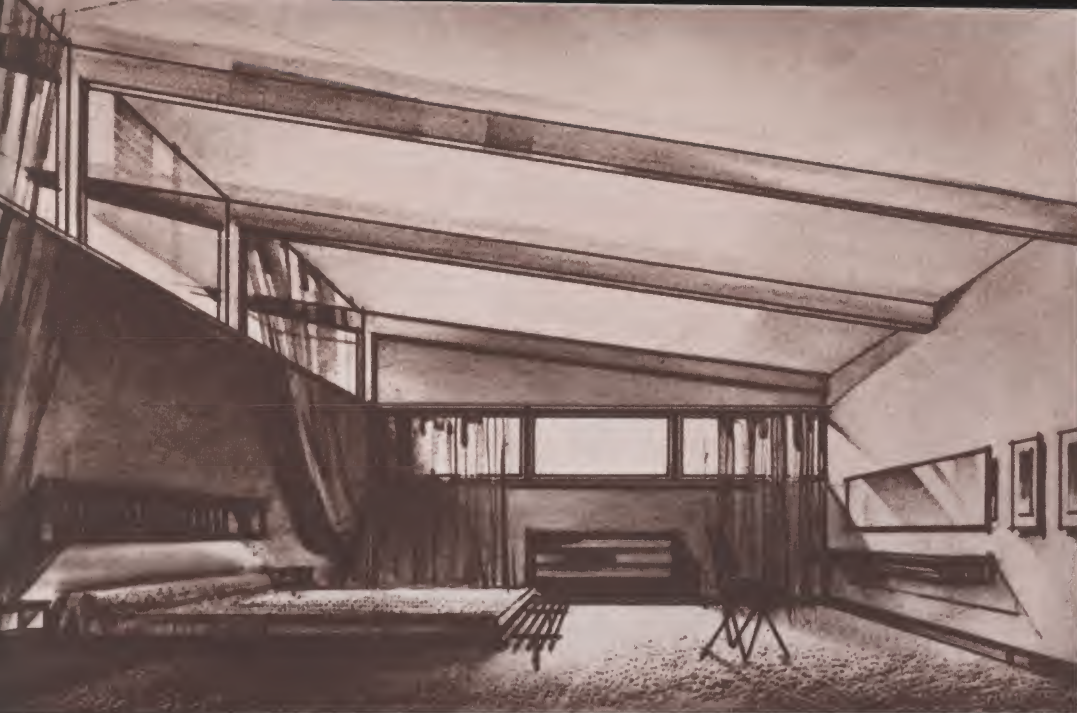
a different view overlooking one of the side terraces.

The kitchen is lined with cypress and all counter tops are plastic. The dimensions of this room are 11'-0"x11'-0".

Particular attention is called to the master bedroom. The room itself is 11'-4"x13'-2". The high, fixed plate glass windows, provided for by the pitched and beamed ceiling, make this one of the most well-lighted rooms in the house. The second bedroom, 11'-0"x12'-4", and third bedroom, 11'-0"x10'-0" are equipped with high windows to facilitate furniture placement. The closet space in all three of these rooms is tremendous. The bathroom on the

The corner windows, high on the wood paneled walls, lend an interesting effect to this bedroom. The choice of floor-to-ceiling draperies and wall-to-wall carpeting lends harmony to the setting.





third level is conveniently located to all three bedrooms. The floor of the bathroom is tiled and the walls can be made of either varnished cypress or redwood.

The game room or den, 13'-10"x24'-6", is on the lower level. It is built with large windows toward the view. Provisions are made for a fireplace if the builder so desires. Important, too, on the lower level is the 12'x22' storage room. There is a second bathroom with stall shower and vanity on this level.

The outdoor living area has a fireplace or barbecue. The terraces and living areas are located in close relationship for good circulation and comfortable living. •

The artist's sketch of the master bedroom, above, shows the high fixed plate glass windows on the high walls. The book shelf, with an indirect light built in, provides a definite softness to the room. Note the shelves and vanity built in.

The carport or garage shown in this exterior rear view is a necessity to carry out the basic graceful lines of the winged shed roof. The overhang partially covers the balcony over the living room. The roofing is marble chip or gravel.





Photos by Dan Rubin

# The Falcon

**Living convenience is stressed in this six-room, two-bath home; a very large sheltered flagstone terrace assures summertime comfort.**

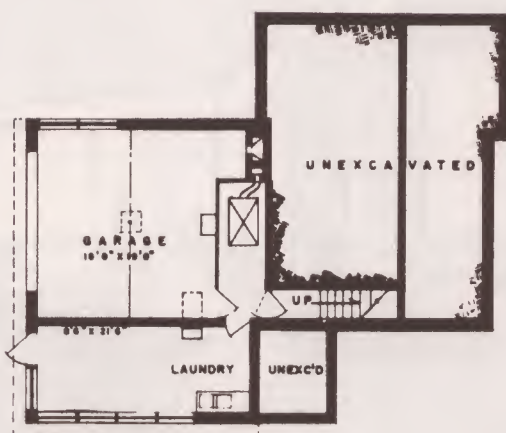
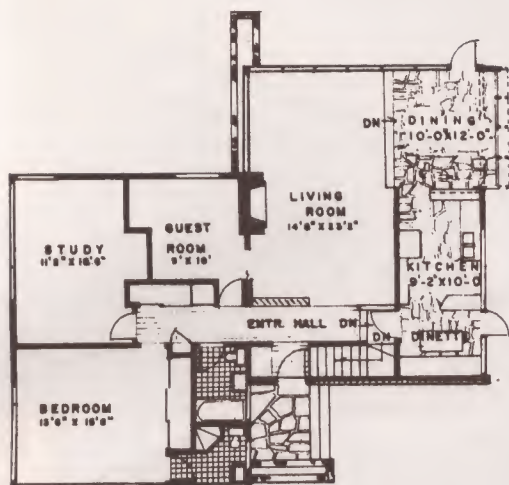
**A** "MODERN" HOME is more than building materials put together in a graceful geometric design; a truly contemporary home, such as the one-story, six-room dwelling shown, possesses features which contribute to a relaxed, enjoyable mode of life.

The Falcon abounds in such features: the floor plan testifies to careful thought, showing the dining areas and kitchen set in a line—an idea any woman will cheer as step and work-saving—and an easily cleaned and very attractive flagstone floor in this section. Three window walls surround the dining room—another thoughtful touch designed to give the owners pleasant lighting and viewing conditions while dining.

Another modern approach (using the word *modern* in its best sense) is the wide, flat roof, which permits economical construction and also acts as a built-in sunshade during the hot months, minimizing air-conditioning problems. Architect Hermanovski has also made the most of his flair for built-ins, and has installed in The Falcon two-way cabinets, a pass-thru bar between kitchen and dining room, and built-in bookshelves in the study.

Actually, The Falcon is a three-bedroom home; the present owners, a family of two, have preferred to use the two junior bed-

**Architect:**  
**Egil P.**  
**Hermanovski**



### SPECIFICATIONS

Floor Area—1,536 sq. ft.

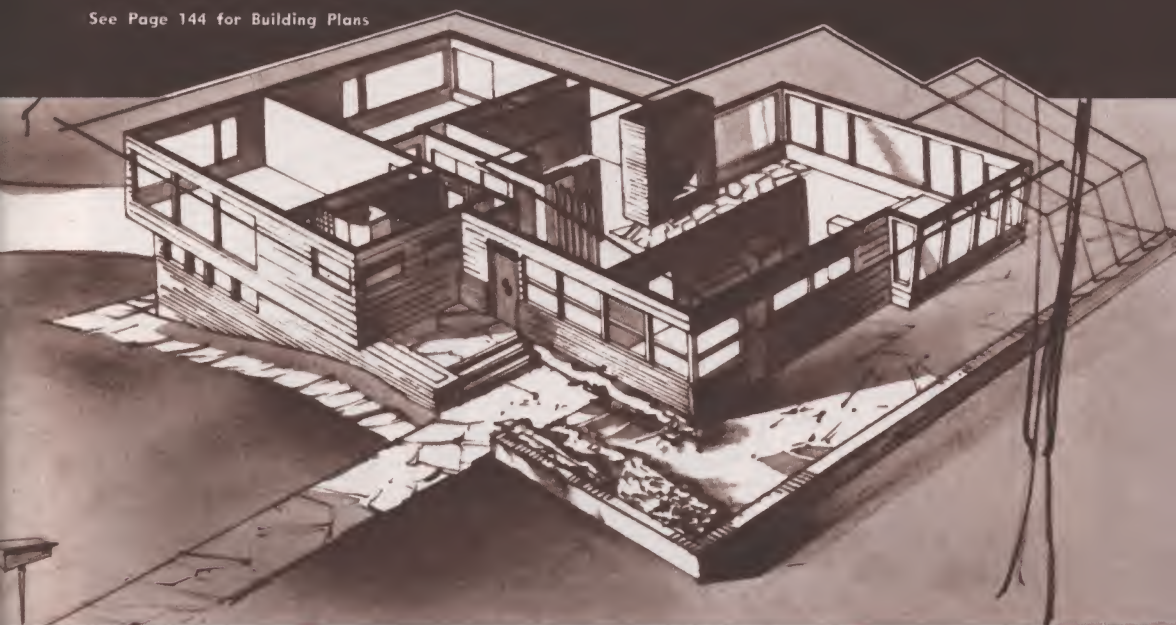
Cubic Content—20,241 cu. ft.

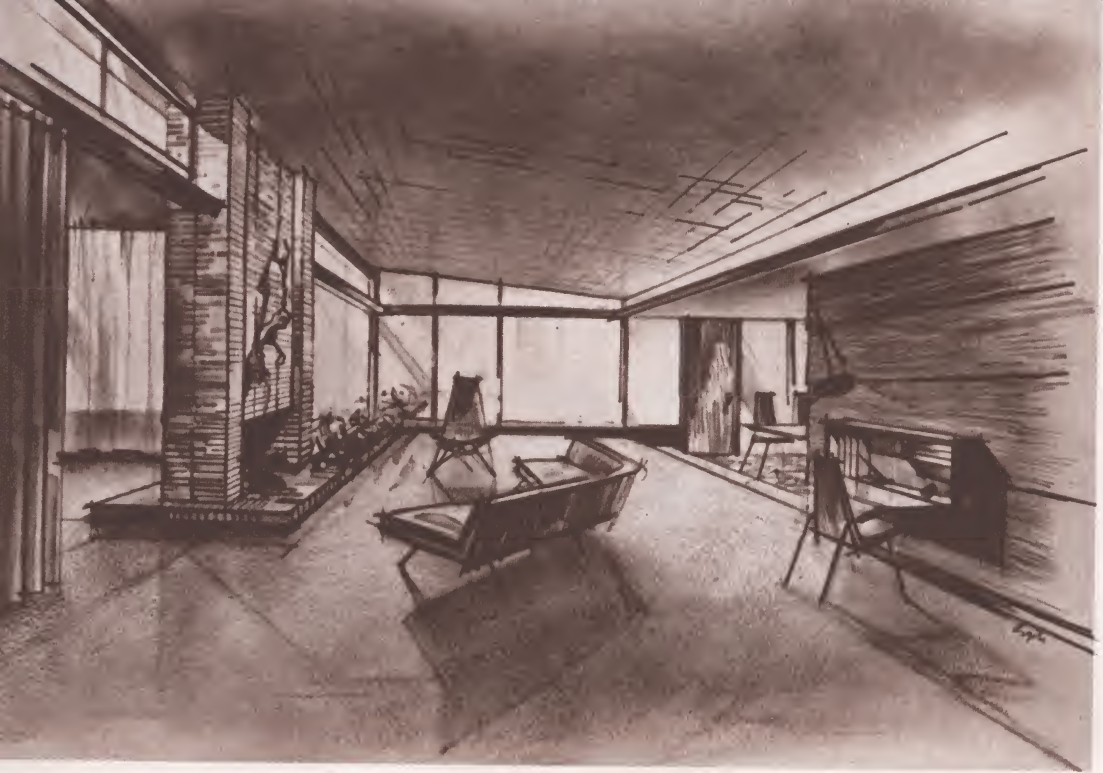
Dimensions—48' 8" x 31' 10"

Plot Size (Min.)—70' x 100'

Price—About \$17,500, plus land

See Page 144 for Building Plans





Here is the living room as seen from the entrance archway; note especially the window wall at the rear. At the right is the sunken dining room; left of the brick fireplace is the guest room.

Windows are an outstanding feature of the sunken dining room; lightcove defeats glare, admits light. Note especially the convenient pass-thru from the kitchen, the flagstone floor, built-in bookcase (right).





The flagstone terrace borders The Falcon on two sides, is sheltered by wooden framework which can be covered with a variety of materials during summer months; at right is door to the dining room.

View below is of left side of home; large window at left lights living room. At extreme right is the master bedroom and adjacent to it, the study. Garage entrance is beneath the study, is a sliding overhead door that admits two cars.



rooms as a study and a guest room.

With brick and redwood used for the exterior (two materials which make a happy and handsome blend), this home is a natural for a suburban semi-wooded lot. A pleasing rambling appearance is imparted by a terrace and an L-shaped low brick wall which extends around the house front; this wall is functional as well as decorative, serving as a base for the redwood terrace supports. The terrace framework is easily covered in the summer.

A partially sheltered flagstone stoop leads to the front door. Inside, there is a guest closet immediately on the left, and the entrance hall opposite the front door. All areas are conveniently reached from the centrally-located entrance hall.

The first room seen by the visitor is the remarkably spacious and well-lighted living room. Here there is a floor-to-ceiling fireplace of white Tennessee brick with a rough texture face, a sliding door to the

guest room, and a corner set of window walls to the rear. Another corner arrangement of windows lights the front portion of the living room, and a side door leads to the flagstone terrace.

There are two entrances to the sunken kitchen-dining area: one is right of the front entrance, through the central hallway; another, a large archway, is at the rear of the living room. A door from the dining room leads to the rear portion of the large flagstone terrace. The kitchen is separated from the formal dining room by a pass-thru; the electric range features a waist-high oven and an abundance of storage cabinets. Adjacent to the kitchen is the handy dinette, which also has a door to the terrace; outdoor dining on the terrace is thus encouraged, with doorways serving this section conveniently placed.

A stairway off the dinette gives admittance to the large laundry and utility rooms, as well as to the garage. •



# The Albatross

This two-story split-level dwelling designed for modern living has nine rooms and can be built for \$19,800 complete.

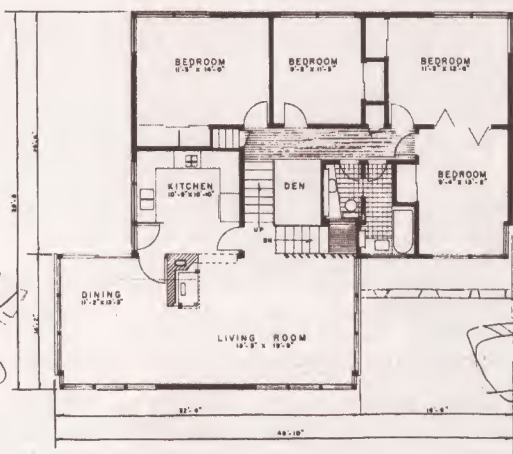
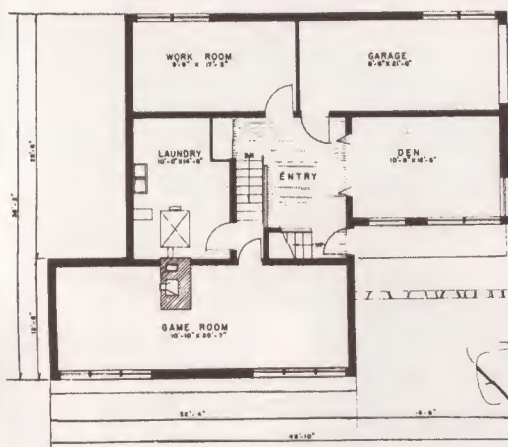
**I**F YOU'VE BEEN LOOKING for the unusual in a home, Mr. Hermanovski has designed The Albatross with you in mind. The architect has incorporated many features in this two-story split level that command relaxed living in every room.

The exterior is a harmonious blend of S.C.R. brick for the lower level and wood siding on the upper level. The 5-ply flat roof has a gravel finish that reduces fuel bills in winter and reflects the sun's rays in summer. The wood casement and awning-type windows provide cheerful brightness throughout the home. Where privacy is the first consideration, the windows placed high on the walls insure this.

We enter the living room from a terrace. The unusual floor-to-ceiling window arrangement in this room allows for very interesting placement of furniture. The three-sided brick fireplace is a conversation piece in itself. Placed almost in the center of the room, it permits enjoyment from all sides. The dining area, to the left of the living room, with floor-to-ceiling windows, has a beautiful view of the outside terrace. In back of the living room on the left is the kitchen. The four windows provide a pleasant working atmosphere. The step-

**Architect:**

**Egil P.  
Hermanovski**



## SPECIFICATIONS

Floor Area—2,091 sq. ft.

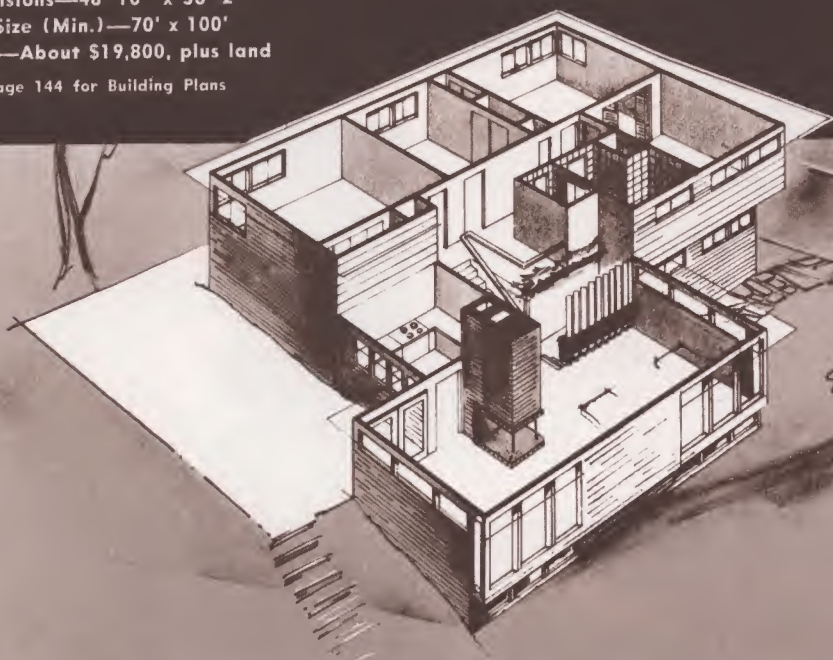
Cubic Content—30,194 cu. ft.

Dimensions—48' 10" x 38' 2"

Plot Size (Min.)—70' x 100'

Price—About \$19,800, plus land

See Page 144 for Building Plans



saving "L" arrangement for the sink, range, refrigerator and other utilities is very popular. All the wooden cabinets have sliding doors.

On the right side of the living room, vertical posts with bookshelves form a visual divider between the living room and stairway leading to the other levels. Up the stairway we enter a hallway. The four bedrooms and a small den are all accessible from this hallway. The den may be used as such or it could be used as a guest room. The family bathroom and the bathroom in the master bedroom are back-to-back. Both rooms have American Standard colored fixtures and colored ceramic tile walls and floors. All four bedrooms have the windows placed high on the walls allowing for plenty of ventilation, yet insuring the utmost privacy. In each room is a huge sliding door wardrobe closet. If the builder so desired, the folding doors between the master bedroom and the rear bedroom would enable this layout to become a bedroom-sitting room suite lending a note of luxury to the occupants.

Coming back into the hallway and down to the main level we find the stairway to the lower level in back. This area is so spacious it's almost a home in itself. If you will note the architects' renderings of the layout of this level, you will see what he calls the "entry." All rooms are laid out around this room. The game room to the front of the house under the living room may have its own fireplace at a small additional cost to the builder. To the right of the entry we find the den. This room, with its many windows, could be used for many things depending on the needs of the family. To the left of the entry there is a separate laundry room. To the left, rear, behind the garage is a work room or hobby room.

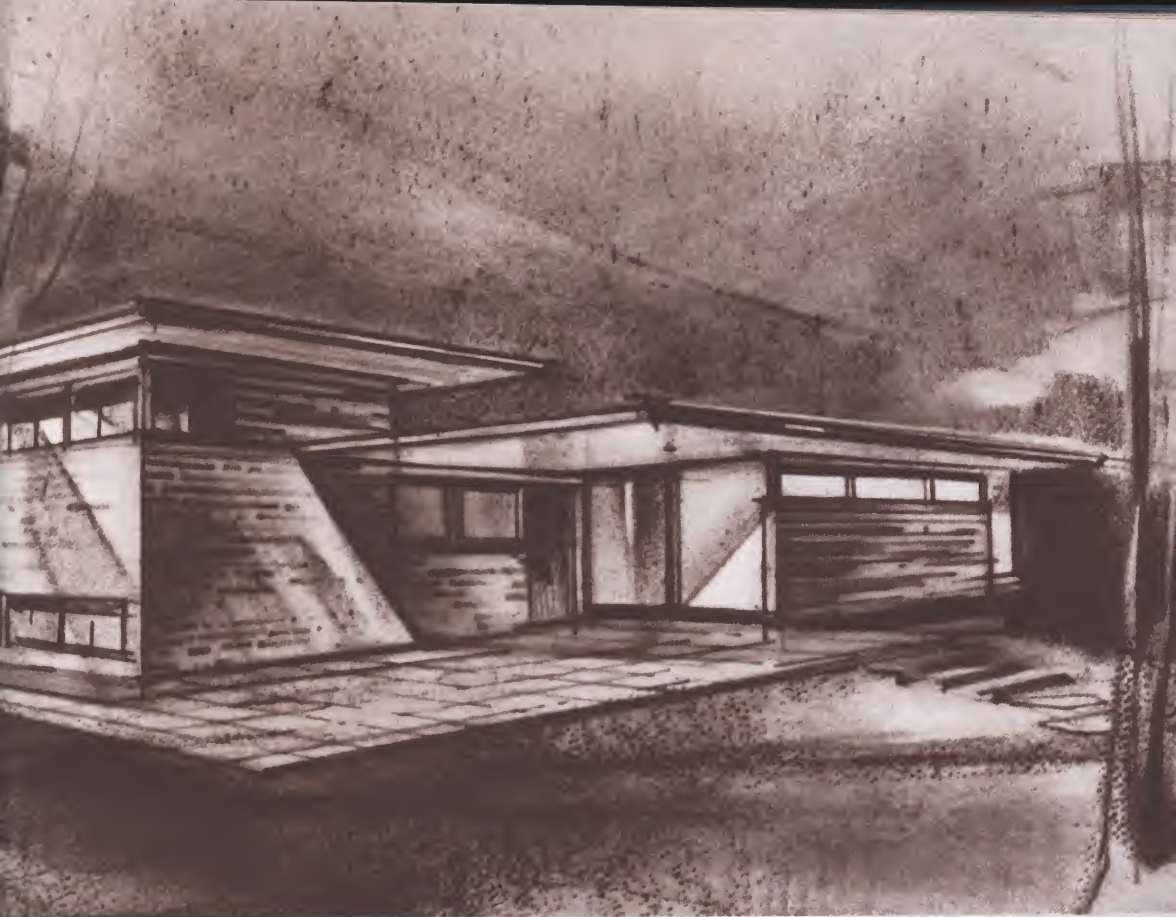
The versatile design of this home can easily be adapted to suit the special needs of every member of the family. •



The rear view of The Albatross, above, gives us an idea of the spaciousness of this large home.



The sketch at the right illustrates the dramatically interesting stairwell leading to the upper level.



In the living room, below, is seen the three-sided fireplace and the visual divider separating this room from the stairway to the other levels. The dining room is a continuation to the left, unseen.





Photos by Dan Rubin

# The Swallow

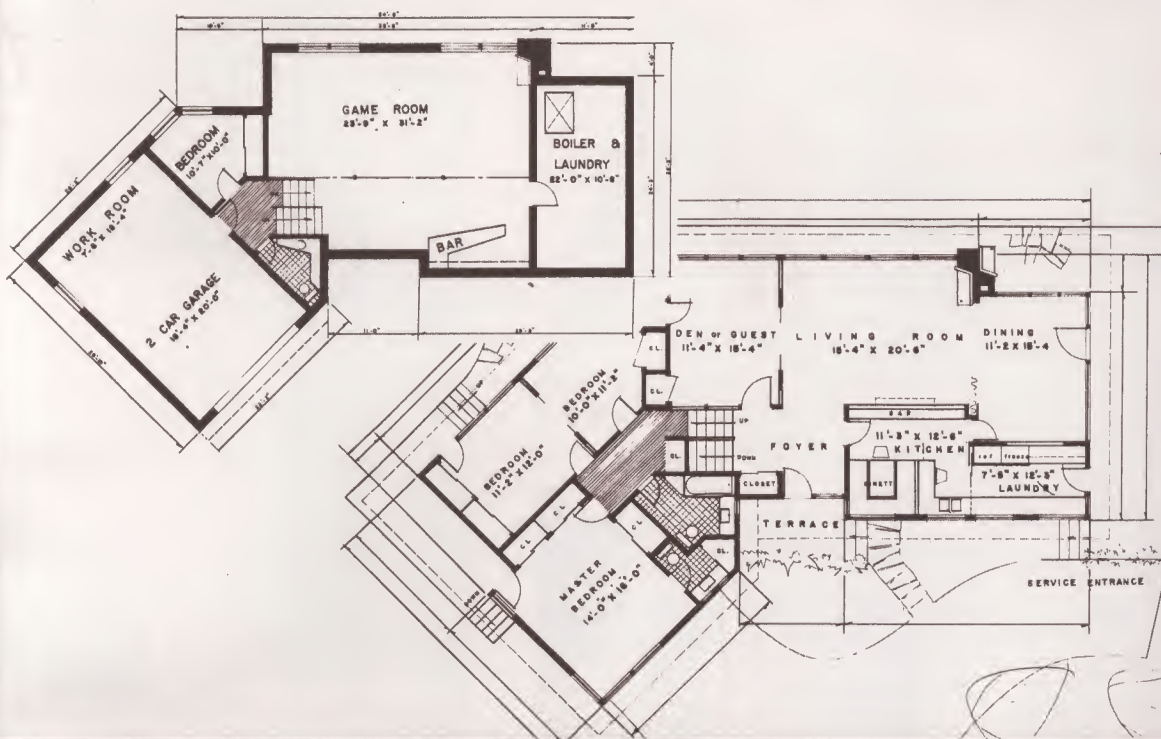
Even the very large family would find no space complaint in this split-level nine-room home; it has four bedrooms and three baths (one optional).

**A** LARGE HOME needn't be an extremely high-priced home, as the four-bedroom, two-bath (third bath optional), nine-room Swallow proves. Here's a dwelling with about as much space as even a very large family could desire, yet in its general layout it stresses economy of construction. The architect doesn't presume that the builder who wants a good-sized home is ready to indulge in extravagant and useless extras.

Examples? Of course—a good one is the plumbing layout. Both baths use the same basic plumbing, as do the kitchen and downstairs laundry. Another example is the flat-roof construction, which saves needless expense and affords year-round protection from sun-glare by its overhanging eaves. A third cost-saving item is the garage, which is built into the basement immediately below the sleeping area—no needless extra roof and wall expense here.

And cutting corners on construction expense hasn't affected livability or appearance one whit. The rambling split-level home with its stone and redwood exterior could be placed in any community in America and it would show to advantage. Glass is used generously throughout the home, with addition of beauty and light and no danger of heating problems, since insulated glass (Thermo-

**Architect:**  
**Egil P.**  
**Hermanovski**



#### SPECIFICATIONS

Floor Area—1,827 sq. ft.

Cubic Content—33,886 cu. ft.

Dimensions—76' 11" x 31' 2"

Plot Size (Min.)—100' x 100'

Price—About \$25,000, plus land

See Page 144 for Building Plans





Above left, the spacious terrace is conveniently accessible from the dining room and from the kitchen, permitting outdoor dining. Corner treatment shown is variation of original.

Left, stone and redwood combine tastefully to present a handsome exterior appearance. Master bedroom windows are at the left; garage is immediately beneath. Cat walk extends around home.



Left, a rendering of the living room as seen from the foyer; note expanse of floor-to-ceiling glass. Fireplace makes separation between living room and dining room. Dining room door in background leads to terrace.



Kitchen as seen from dinette shows illusion separation, mahogany-grained Formica walls and cabinets. Large windows overlook pleasant view of front yard. Note inter-room communication phone at right.

pane) is used. Metal louvers beneath the windows assure adequate ventilation in all rooms.

Interior finish in the home gives it a highly customized look: mahogany-veneer plywood lines the living room, while the kitchen and dining room have mahogany-grained Formica walls. The tile bathroom and the kitchen both have Formica-finished cabinets, and all cabinet storage units are set slightly off the floor for convenience in cleaning.

A sheltered flagstone stoop leads to the front door, through which a large foyer is reached. Left of the foyer is a large guest closet and a double stairway—one set of stairs leads downstairs to the full basement, another to the upper sleeping level, wisely noise-buffered from the living area.

A door immediately right of the foyer leads to the dinette and the very large kitchen, which has room for a freezer and

many storage units. There is a pass-thru in the kitchen which serves the living room, a door to the dining room, and another side exit to the walled concrete terrace.

The living room is directly opposite the front entrance; a beautiful ceiling-height Crab Orchard stone fireplace highlights this room, and a full wall of windows overlooks the rear yard.

Right of the living room, to the rear, is the very beautiful dining room. Here there is a door leading to the terrace, and a two-wall window arrangement. A sliding door in a wall pocket sets this room off from the living room at will. A second living room sliding door leads to the den.

Two of the three upstairs bedrooms have outside doors leading down short stairways to the rear terrace. The master bedroom has its own bath, plus two large wardrobe closets. A connecting hallway joins the family bath and the two junior bedrooms. All bedrooms have cross ventilation. •



# The Condor

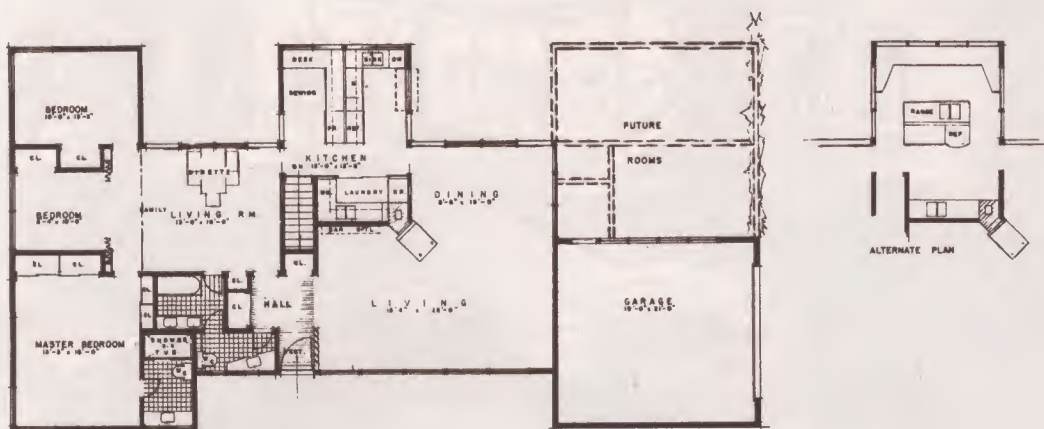
**\$21,000 worth of indoor-outdoor living, this unique one-level contemporary provides seven rooms of unusual value and design.**

**M**R. HERMANOVSKI does it again with The Condor. The unusual contemporary design is meant for the family who abhor the confines of the conventional dwelling. The Condor's many glass walls bring the outdoors in and vice versa. The changing moods of such a family will find ample expression in the dual living rooms and dining areas.

The seven rooms of The Condor are all on one level. The attached garage is so designed that the builder can provide for additional rooms to the rear of it without spoiling the lines of the house. There is a partial basement and in it is the forced, warm-air heating system. The addition of an air conditioning unit makes for comfortable living all year round.

The hall, as you enter The Condor, contains three large closets, leaving the walls of the other rooms free. To the right of the hall is the massive living room with floor-to-ceiling fixed plate glass windows and awning type windows. The three sided, open fireplace is made even more attractive by the addition of a copper hood. The dining room, in an "L" off this living room, overlooks the landscaped terrace to the rear of the house. To the left of the dining area we enter a most unusual kitchen layout. There is an island counter in the middle

**Architect:**  
**Egil P.**  
**Hermanovski**



## SPECIFICATIONS

Floor Area—1,840 sq. ft.

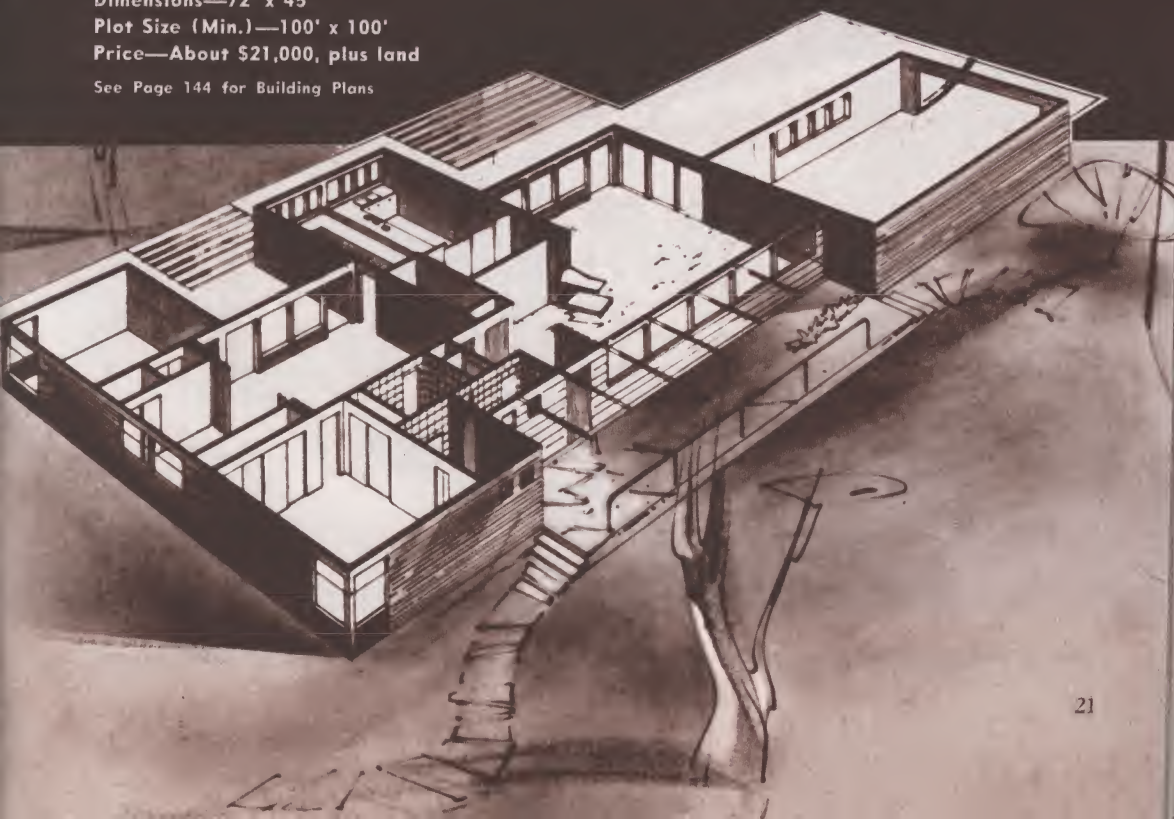
Cubic Content—23,688 cu. ft.

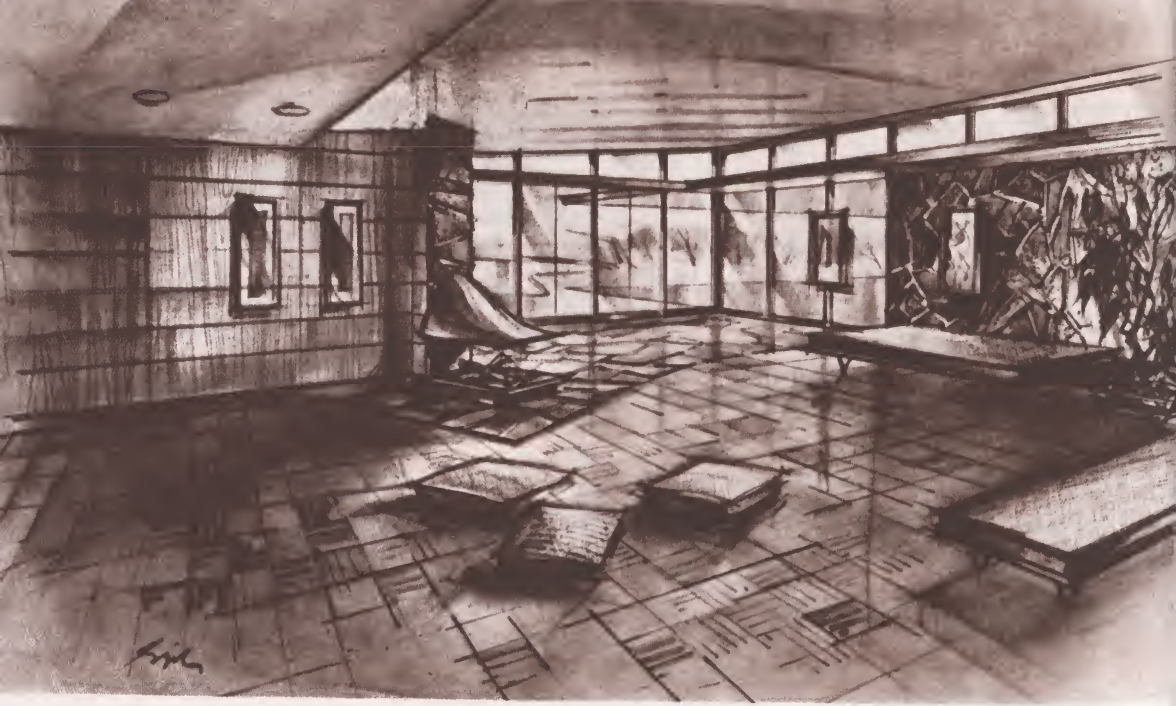
Dimensions—72' x 45'

Plot Size (Min.)—100' x 100'

Price—About \$21,000, plus land

See Page 144 for Building Plans





The three-sided fireplace in the 18'-4" x 26'-0" living room nicely serves the large dining room area.



This is the second living-dining room. This can be used as an activities room or children's area.

of the room. The utilities are on one side of the island, and the breakfast and serving area are on the other. The back wall of the kitchen is banked with windows. There is also a separate laundry room in this kitchen area.

As we leave this kitchen area, turning left, we enter the second living-dining room area. While this room is smaller in size than the main living room and dining room, we feel that it can be utilized in so many ways. It is an area that the children can use without interfering with the adults. It makes an excellent TV room or den.

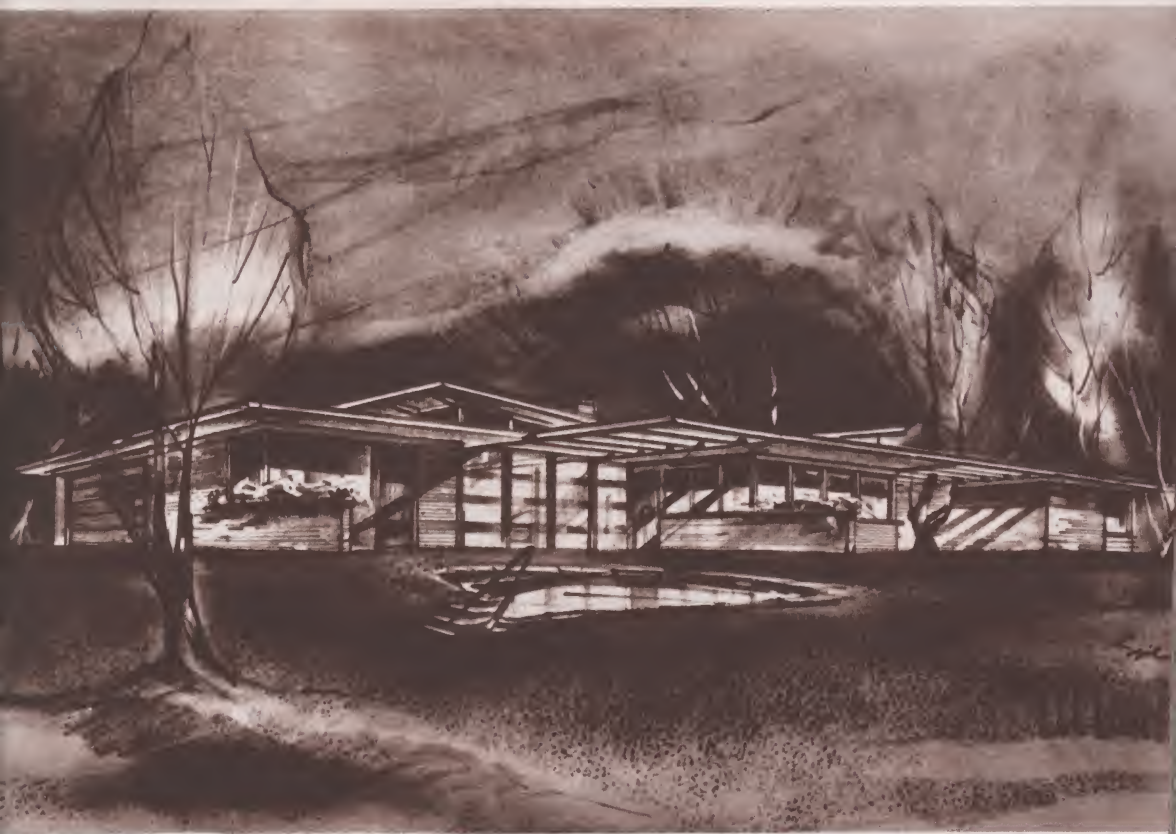
The one general bathroom, centralized for the entire house, is split into two sections, the powder room and bathroom with stall shower built in.

The master bedroom has double walk-in closets. There is a separate bathroom with stall shower and built-in vanity. The second and third bedrooms are both built with an eye to roominess and sleeping comfort. Mr. Hermanovski has designed these rooms

with folding doors and suggests built-in cabinets in these rooms, as well as the other rooms throughout the house.

All the walls throughout the interior are either plaster, wood paneling or glass, depending on the location. The floors are hardwood, flagstone and plywood. The Condor is completely insulated with four inch, full thick rock wool and aluminum foil. Mr. Hermanovski has chosen a combination of brick and redwood for the exterior finish to lend warmth to the rather sheer lines of this modern contemporary dwelling. The 5-ply roof is built up with marble chip. This not only lends a modern touch, but acts as a reflective insulator in itself. The overhanging, grilled roofs provide interesting shadows both on the outdoor living areas and on the large glass panels. These diagonal lines provide an ever-changing sun-dial pattern on the otherwise geometric planes of the house.

The minimum plot size suggested for this \$21,000 structure would be 100' x 100'. •



The glass-paneled walls and grilled over-hanging roofs enhance the open qualities of The Condor.



Photos by Dan Rubin

# The Bluebird

Outstanding features of this one-level eight-room contemporary home include an airy, enclosed garden, two baths and a guest powder room.

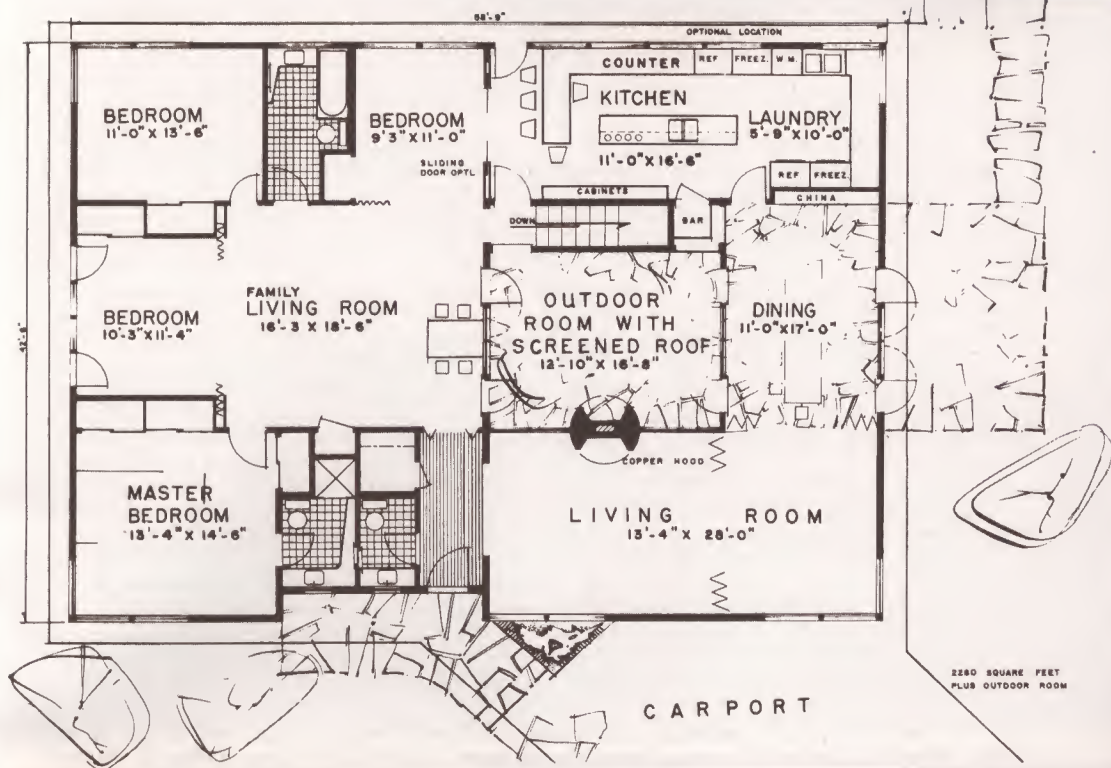
**T**RULY MODERN LIVING in a well-planned contemporary home is probably the closest approach to old-fashioned comfort in America today. If this statement seems contradictory, examine the four-bedroom Bluebird closely, and your doubts will fade. A wooded setting is the perfect backdrop for this lovely home; its brickcrete and redwood exterior and flat roof (with marble-chip finish) give it a commanding appearance from any angle.

A flagstone walk leads to the sheltered front entrance; inside, a guest powder room and guest closet are to the left of the front door, while a broad archway lends admittance to the extremely large living room. The well-lighted living room and adjoining areas are a masterpiece of design: note especially the flagstone and terrazzo finish flooring, which serves to unite the living room, dining area and the unique enclosed garden.

A two-sided copper-hooded fireplace serves both the living room and the garden. A flagstone patio is reached through the dining room's double entrances, while the ceiling-to-floor windows afford excellent and constant views of the patio and the enclosed garden.

The stairwell leading "down" will become the location for the

**Architect:**  
**Egil P.**  
**Hermanovski**



### SPECIFICATIONS

Floor Area—2,200 sq. ft.

Cubic Content—29,872 cu. ft.

Dimensions—42' 6" x 58' 9"

Plot Size (Min.)—80' x 100'

Price—About \$26,500, plus land

See Page 144 for Building Plans



radiant-heating plant if a slab floor is used instead of a full basement.

The six-windowed kitchen-laundry boasts a center-island cooking unit and cypress wall cabinets; optional arrangements are on the floor plan. A handy service bar dividing kitchen, garden and dining room is an aid to the modern hostess.

The sleeping area is a delight to the eye of the functional-minded; there is no waste hall space. Extra space is given over to a family living room, which can be extended to include the center bedroom if only three bedrooms are needed. All bedrooms are equipped with huge sliding-door wardrobe closets.

A separate bath serves the master bedroom to relieve the usual morning rush. The two-car detached garage is connected to the home by a practical and beautiful carport.

So much for the guided tour through this home. It is important to decide if this home will give you all you could wish for in living comfort, economy and an appearance

that will always remain relatively timeless.

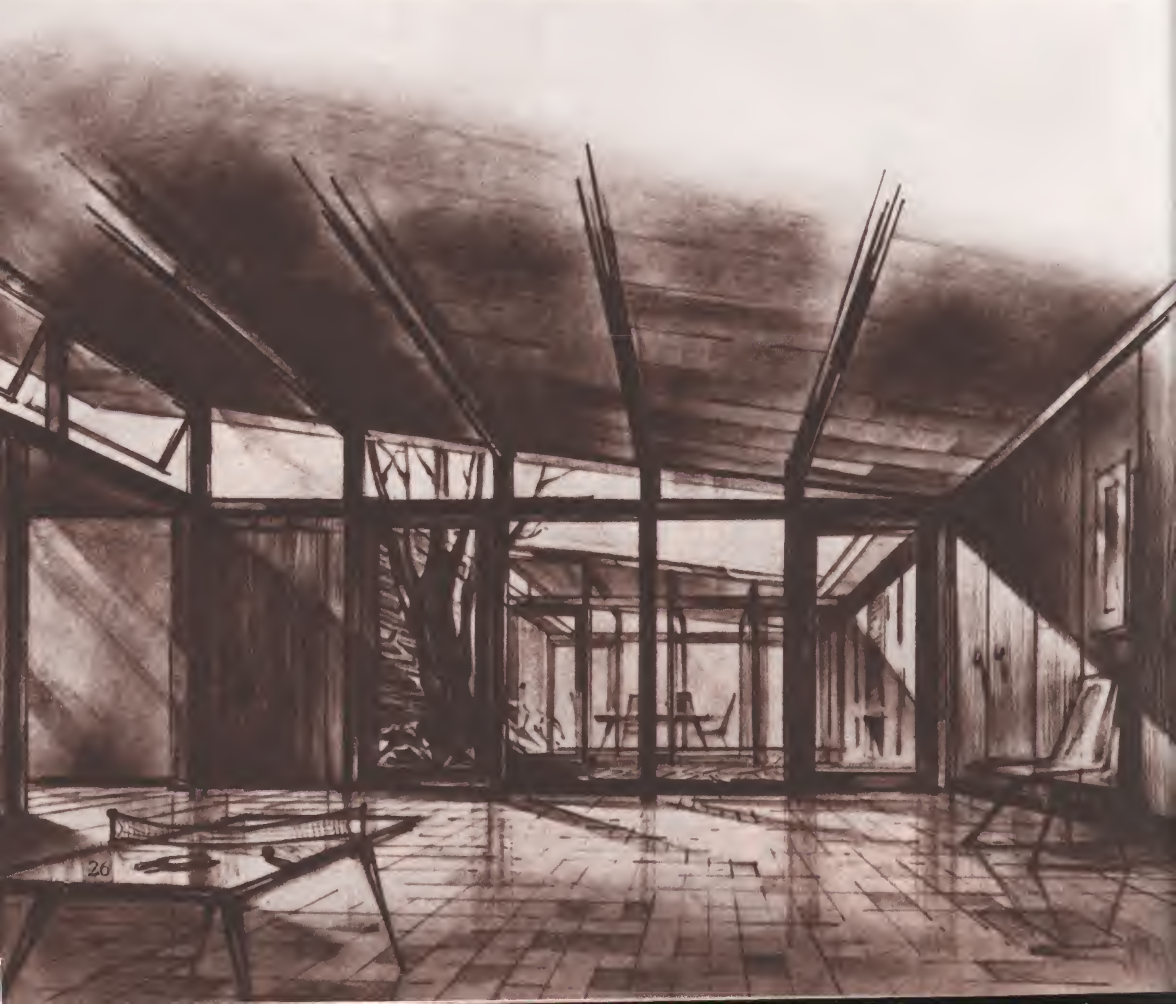
If you have a taste for old-world elegance, but not for old-world discomfort—this is the home for you. If you're weary of viewing so-called "modern" homes and are searching for something that will be modern in its living comforts for the rest of your life—this is again the home for you.

Probably the two most distinctive things about The Bluebird are the indoor garden and the family living room located off the bedroom section. Collapsible doors are further made use of to insure privacy when wanted and extra space when needed.

For a permanent feeling of luxury while dining, the elegant interior garden cannot be surpassed—the garden can be viewed to advantage from three sections of the home, including the dining room.

Another functional feature that also saves needless building expense is the combination kitchen and laundry. The architect rightly sees an association in home work tasks, and has combined the two rooms into one large area. •

From the family living room a portion of the outdoors is always visible in the form of the enclosed garden. Beyond it the sunny, open dining area is seen. At left is doorway (folding) to bedroom.





Above, the kitchen arrangement is an optional one; here the builder preferred a corner location for the unusual waist-high electric oven.

Windows of almost ceiling height are optional in the master bedroom; two large closets and a glass-walled bath are included.



A good buy from any angle, The Bluebird nestles neatly on this wooded lot. Exterior of this fine home is brickcrete and redwood.





# The Heron

If your taste runs to modern, don't fail to give consideration to this four-bedroom, two-bath, single-level home; built-ins are featured.

**O**PEN, CLEAN, AND MODERN with a capital M—that's the only proper way to introduce The Heron, an eight-room, four-bedroom home suitable for any lot, regardless of which direction the piece of land faces.

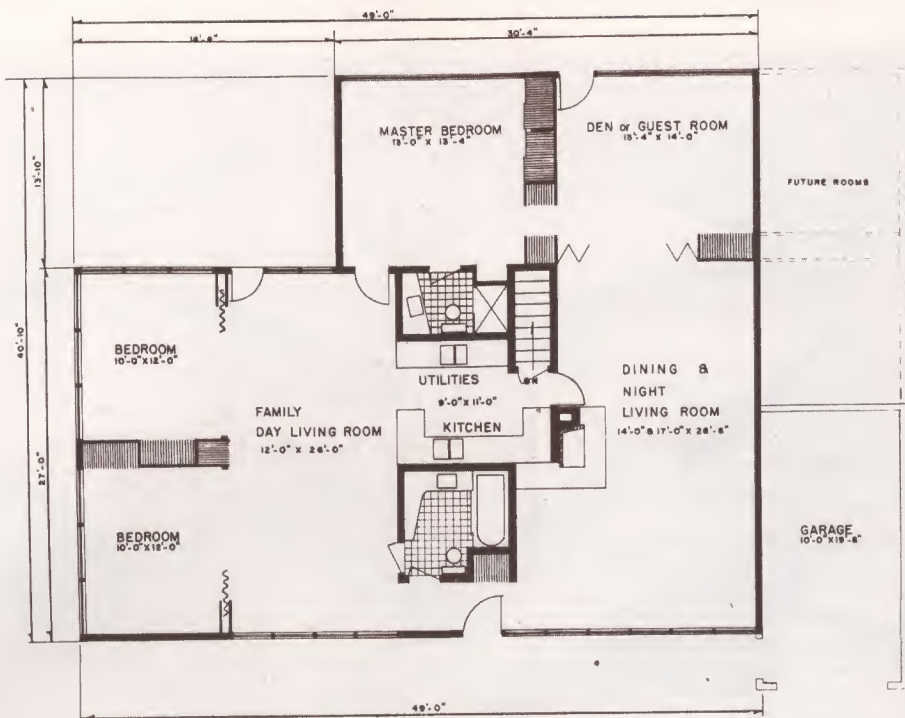
Designed especially for this book, this one-level contemporary dwelling has a number of unique features incorporated into its plan. Among these: centrally-located bathrooms (there are two) and kitchen; sliding folding doors in wall pockets; and innumerable built-ins. The unusual location of the baths and kitchen allows more light and ventilation to living areas with no sacrifice of light and air in the kitchen and baths. This is accomplished by construction of a skylight-type unit above the center portion of the home called, architecturally, clear-story windows. These features allow the home to face in any direction with assurance of proper daytime lighting.

Brick and cypress are tastefully combined for the exterior; the low shed roof is five-ply built-up and insulation is four-inch full thickness throughout. A sheltered flagstone walk bordering a planting area leads to the front door. Inside, a guest closet is immediately opposite the front door with the dining and night living rooms to the right.

The living and dining areas are highlighted by three important

**Architect:**

**Egil P.  
Hermanovski**



#### SPECIFICATIONS

Floor Area—1,742 sq. ft.

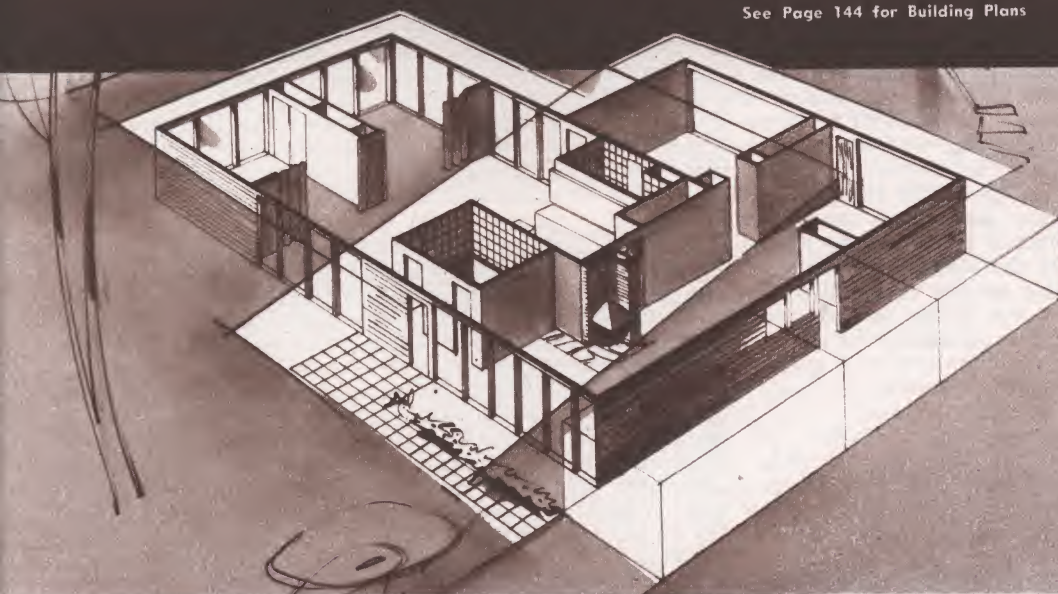
Cubic Content—22,293 cu. ft.

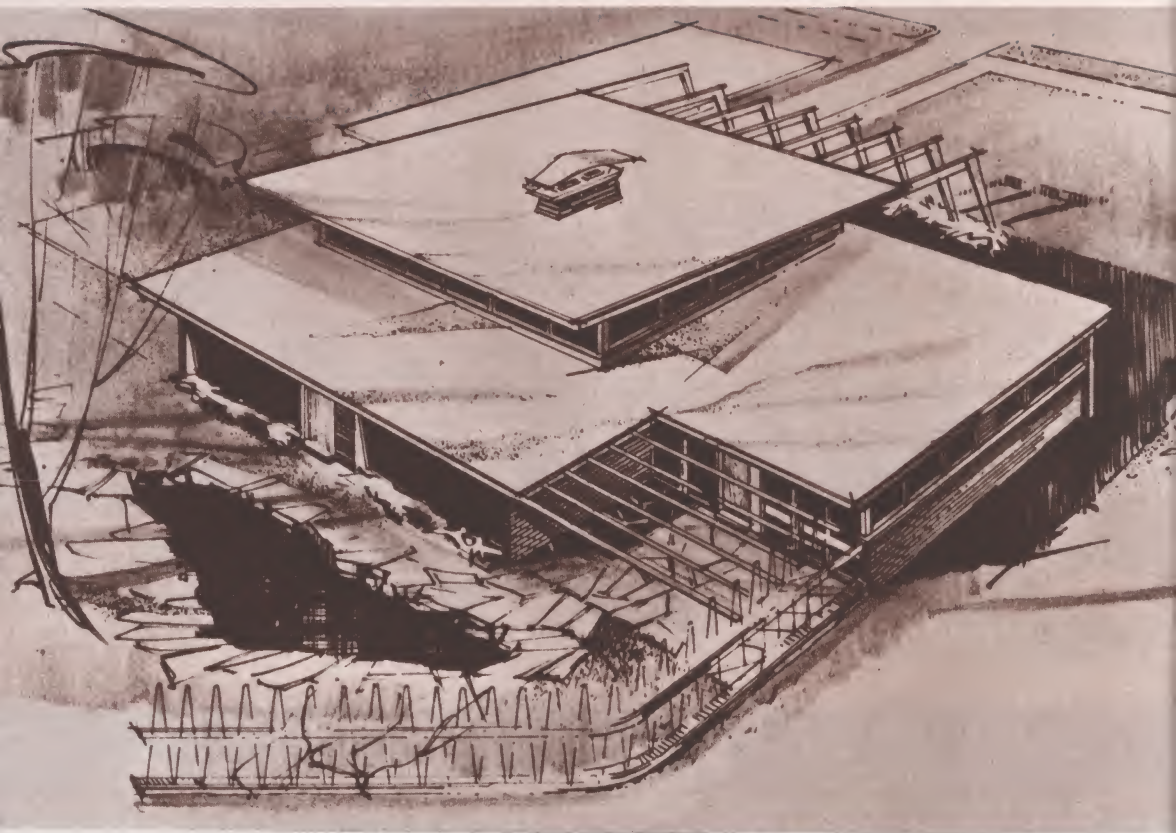
Dimensions—49' 0" x 40' 10"

Plot Size (Min.)—70' x 100'

Price—About \$21,000, plus land

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The rear of the home is as graceful in appearance as the front; note especially the patio, which can be sheltered from the sun in summer months, and the built-in pond, which master bedroom overlooks.

features: a window wall facing front and overlooking the planting area; a copper-hooded brick fireplace; and a pass-thru from the kitchen left of the fireplace that can be closed off when not in use. The dining-living area can be furnished as one large living section, if desired, and a feeling of great size can be established. The layout anticipates conversational-group furniture arrangements so popular today.

At the rear of the home in the living-dining section is the den or guest room. With its sliding folding doors, the guest room could feasibly be put to service as an additional entertaining space; for the family which entertains heavily, there would be no need to dread a large gathering. A rear door and a window wall are in this room, as is a large wardrobe closet. Another door leads to the master bedroom, which also features a window wall. Also found in the master bedroom are two wardrobe closets and one of the two ceramic-tiled full baths.

An extremely well-lighted family day living room is reached from all the bedrooms. Window walls, front and rear, assure a sun-lighted room for children at play; a door to the sheltered rear patio is here, and there is ready access to the family bath and kitchen. The two junior bedrooms are abundantly lined with floor-to-ceiling height windows. Each has its own sliding-door wardrobe closet, and both are equipped with space-adding sliding folding doors set in built-in pockets.

The kitchen, which also houses the utilities, is set between the two baths, and is almost exactly in the center of the home—which is how the kitchen is commonly pictured in thought and memory. In this case, the location is efficient as well as sentimental, since it services the dining room and the family day living room with equal ease. Also, the center location flanked by the baths enables the builder to save money when it comes to plumbing, since water-using units are centrally located. •



The den or guest room is spacious and extremely well-lighted, affords a magnificent view of the rear yard. This room has sliding and folding doors, is here seen from dining room. Note built-in desk.



Living room features a copper-hooded brick fireplace and a pass-thru from the kitchen which may be closed off when not in use; dining room is to the rear.



Here is a view of the family day living room looking toward the rear of the home; note the extensive number of built-ins, including TV at left (an optional closet), the clock at upper right. Pass-thru is from the kitchen.



Photos by Dan Rubin

# The Sandpiper

To point up the generous features of this home, here's an example of what's found: the master bedroom has seven windows, four closets and a bath!

**T**O REALLY "FEEL AT HOME" you must feel comfortable. The Sandpiper has all the makings of a home that will provide ease of living for a lifetime, and style that will go on beyond that.

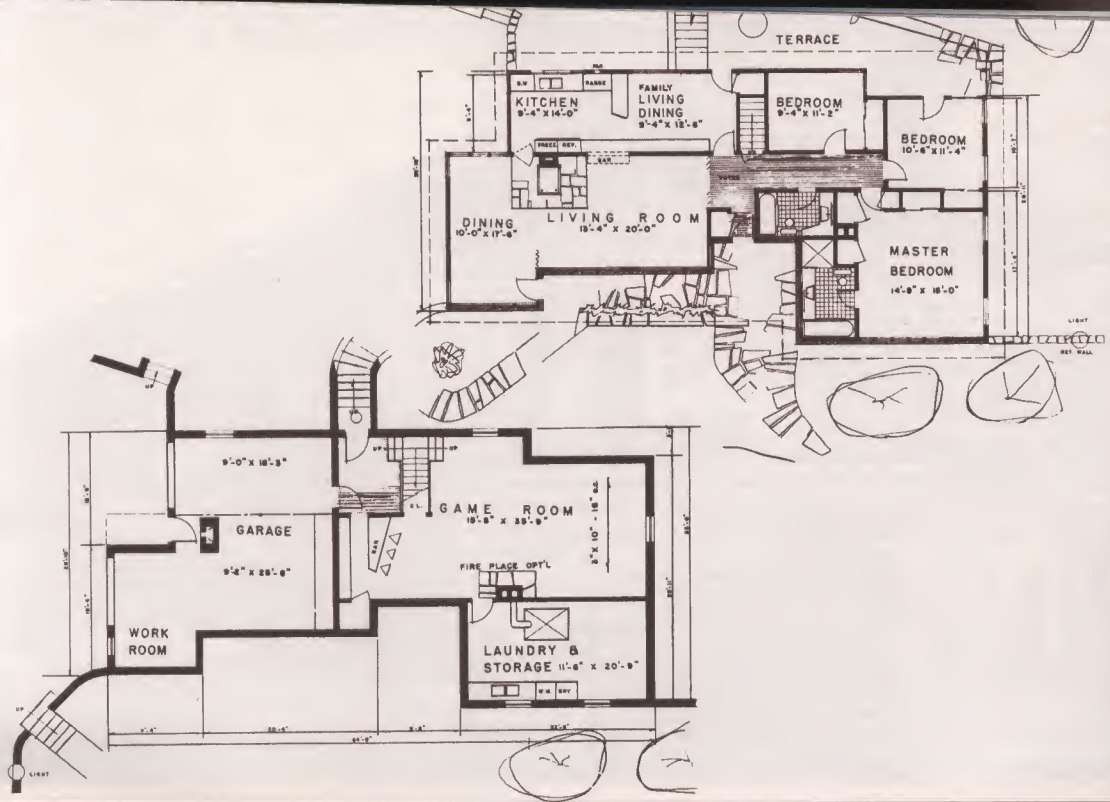
This roomy ranch-type home has absolutely everything the modern family could wish for, and if that sounds like superfluous verbiage, a quick glance at the pictures and plans will show you there is no exaggeration.

Seven rooms on the ground floor and three in the finished basement supply enough *liebensraum* to satisfy even the most claustrophobic member of the family.

The redwood, stone and brick exterior present a properly handsome appearance; from a distance the broad expanses of glass in the home set against the rough brick and wood textures give the home almost a jewel-like look. The wide hip roof is asphalt shingled, and insulation is a full four-inch thickness throughout. Stone retaining walls extending on each side of the home add a feeling of width. These walls hold outdoor lights especially designed by the architect.

Flagstone walks, one from the front yard and another leading up from the basement garage, give entry to the center hall and to the dining room, respectively. In the hall foyer a guest closet is con-

**Architect:**  
**Egil P.**  
**Hermanovski**



## SPECIFICATIONS

Floor Area—1,655 sq. ft.

Cubic Content—29,790 cu. ft.

Dimensions—67' x 33'

Plot Size (Min.)—100' x 100'

Price—About \$9,000, plus land

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Above, brick and stone walls heighten the handsome appearance of the exterior; lamp is specially designed.

veniently located. Left of this foyer is the expansive living room. Probably the first thing to capture the attention of the entrant to this room is the open-sided brick fireplace, a type of fireplace that permits fire-watching enjoyment from all parts of the living room. If this sounds like a superfluous convenience, try to remember the last time you were in a home with a log fire burning. Chances are guests were politely vying for a position opposite the fireplace. Now you see our point. Also, since a flag-stone area surrounds the fireplace, it permits a bit of indoor barbecuing; the proximity to the dining room presupposes the popularity of this arrangement. At the right of the fireplace is a pass-thru bar to the kitchen, which may be closed off when desired. At the left is a door to the kitchen. Another top feature of this area is a wall of windows facing front, and a set of windows at the rear of the dining room.

The central hallway connects to the basement doorway and to the bath and sleeping rooms. The master bedroom has seven windows and its own bath, as well as four closets.

Each of the two junior bedrooms has a large sliding-door wardrobe closet and

cross ventilation. One of the two bedrooms has a door leading to a sheltered rear patio. The family bath has a square tub, tile floor and colored fixtures.

Left of the basement stair well is a door leading into the exceptionally large living-dining-kitchen area. Here there is sufficient room for a dinette set, and the room might well be used for everyday dining, with the formal front dining room reserved for grander occasions, or as supplementary living-room space. A door in the kitchen section leads to the sheltered terrace, which is complete with a barbecue pit.

Not the least part of the home is the full basement; here there is a huge game room, with fireplace optional; the laundry and storage room which houses the forced warm air and air-conditioning unit; the garage and the work room, which is a second garage, if desired. Both the garage and the work room have sliding overhead doors, and the entire basement is windowed on all sides.

Truly, there seems to be no limit to the comforts and conveniences offered by The Sandpiper. With its three major entertaining areas, a very large family could live here in comfort for many happy years. •

Right, the architect took complete control, designing even modern wrought-iron fence.

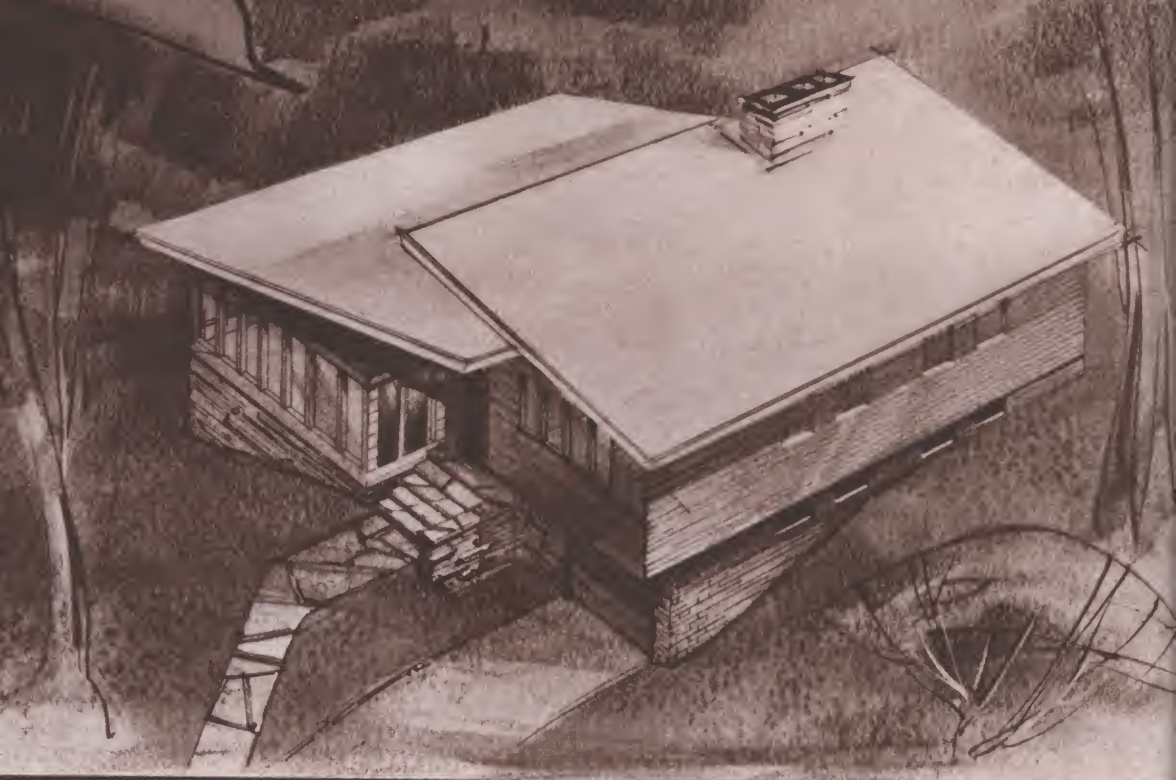
The major living-dining area of the home is here seen from central hall; note fireplace.



Above, the kitchen has its own roomy dining area; work section of kitchen is step-savingly designed along the rear wall. The windows look to the rear of home.

Right, the sheltered rear terrace is paved with flagstone, has tubular steel supports and comes with an optional Plexiglas dome.





# The Cardinal

**Distinctive features ordinarily found only in higher-priced homes are common in this six-room, two-and-a-half bath, split-level dwelling.**

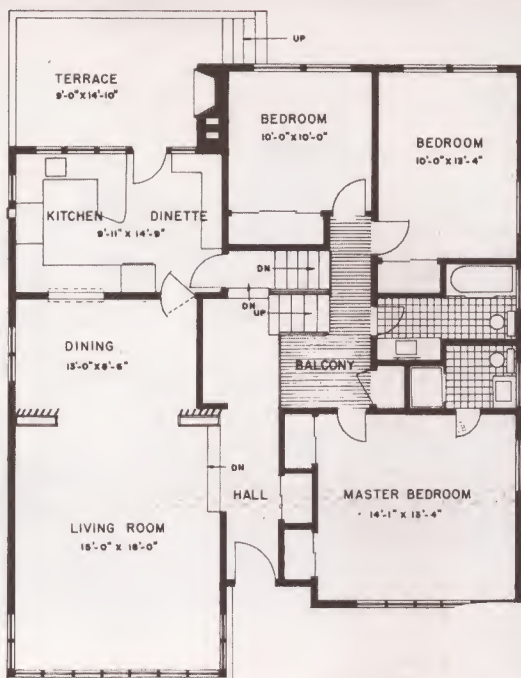
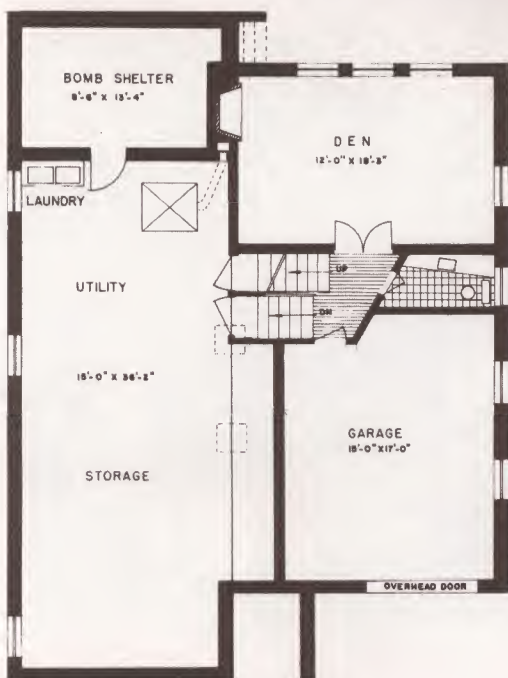
**A** SUNKEN LIVING ROOM, two and a half baths, an interior balcony, a huge amount of storage space and even a built-in bomb shelter would seem to be features of a home in the \$40,000 class, yet architect Egil Hermanovski has designed The Cardinal with just such features—and for under \$20,000, including the property.

Brick is used for the exterior on the lower level, while horizontal wooden siding adds a feeling of width to the upper level. The flat shed roof can be either five-ply built-up or asphalt shingled; extra-wide eaves keep unwanted heat and sun glare out yet permit proper illumination.

The sheltered, flagstone-stepped front entrance leads to the central hallway; this hallway gives convenient access to every part of the home. Right of the front entrance is a sliding door guest closet with more than the usual guest-closet space.

A few steps left of the front doorway is the large archway leading to the large sunken living room. Two things immediately catch the living-room visitor's attention: the front window wall flanked by side flood-to-ceiling windows, and the built-in post dividing wall between living room and dining room. Other features of this area are the

**Architect:**  
**Egil P.**  
**Hermanovski**



## SPECIFICATIONS

Floor Area—1,635 sq. ft.

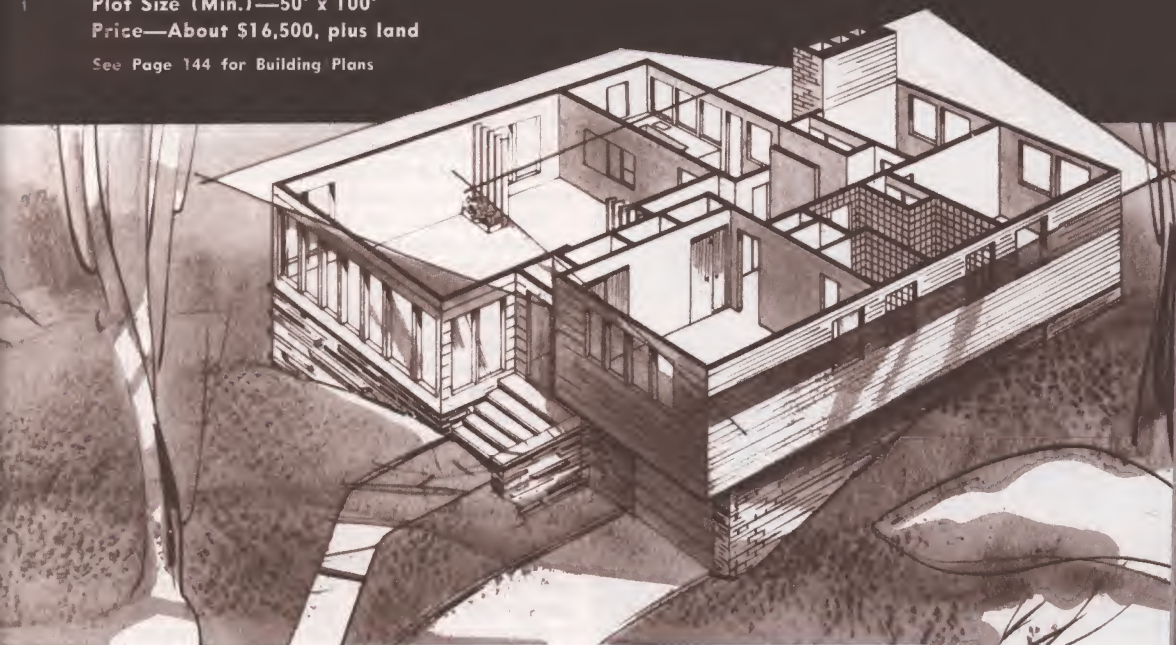
Cubic Content—25,486 cu. ft.

Dimensions—39' 10" x 39' 0"

Plot Size (Min.)—50' x 100'

Price—About \$16,500, plus land

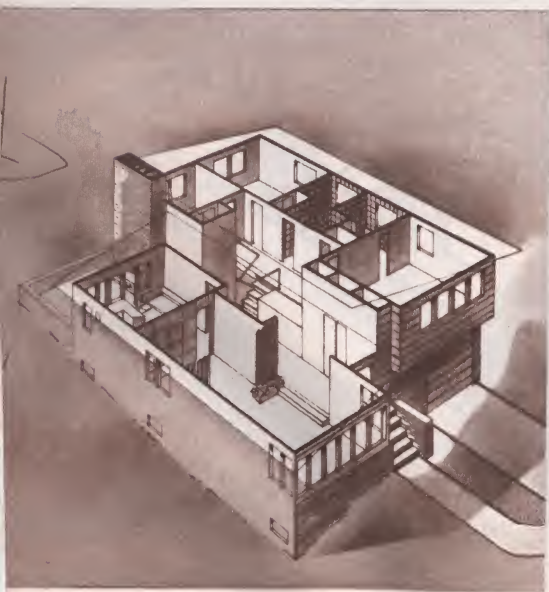
See Page 144 for Building Plans





Brick and horizontal wooden siding are used for the exterior of The Cardinal. The roof angles are functional as well as beautiful; a built-in set of clear-story windows lights the central hallway. Seen above is the rear view of the home, looking toward the fenced-in concrete terrace, off kitchen.

Below, the isometric drawing shows the first floor and upper level of The Cardinal. Note the dividing post wall between living room and dining room.

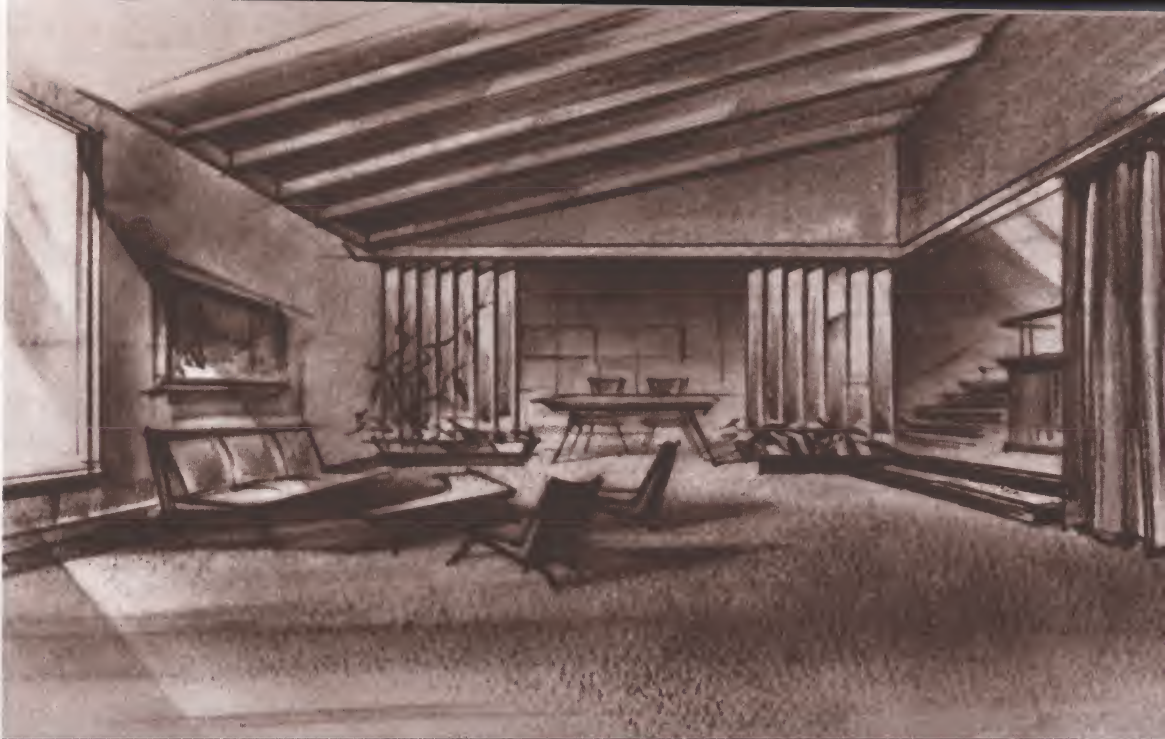


sloped, beamed ceiling (which is pleasing to the eye, but more important is its functional purpose as support for the clear-story windows which light the balcony and hallway), and the generous amount of wall space that can lend itself to varied decor.

The dining room has two side windows, a kitchen pass-thru bar and a door leading to the kitchen-dinette. The kitchen work area is designed in a convenient U-shape; the sink overlooks the rear terrace, and a dividing shelf-wall separates kitchen and dinette. A dinette door leads to the terrace, and another leads to both the hallway and the semi-finished full basement.

In the basement are found the utility and storage room, the garage, a lavatory, a well-windowed den complete with stone-front fireplace, and the reinforced concrete bomb shelter.

The den is a convenient hideaway, and can be used as a virtually noise-proof study, TV room or game room. With its built-in fireplace, we'd place an odds on



Above, the view looks toward the dining room from the living room. At right are steps leading to the hallway and hall balcony. Note beamed ceiling.

At right, the wrought-iron railing which borders the balcony gives hall a spacious, airy look. Note the clear-story windows, above right, that light hall.

bet it'd fast become the home's most popular room.

The sleeping section is on the upper level, well insulated from the usual normal living noises. A wrought-iron railed balcony sets it off from the rest of the home in a highly individual way; the balcony saves cost of wall construction, yet sacrifices nothing in the way of beauty. On the other hand, it adds a distinctive handsome touch to the interior of the home, and would be a convenient place to locate the telephone and a small writing desk.

The master bedroom, almost 14 feet square, houses two sliding door wardrobe closets and its own full ceramic-tiled bath with square tub; five windows afford cross ventilation.

Immediately outside the master bedroom hall door is a large linen closet.

Walls throughout are of plaster and wood paneling. The kitchen features knotty-pine storage cabinets and a Kentile floor; all other flooring is of hardwood. •





# The Aurora

COVER HOME

Large-home features at small-home cost are available in this five-room contemporary dwelling; window walls are smartly integrated into the plan.

**A** NEW LOOK IN SMALL HOMES—a look of exterior and interior largeness—has been brought about by the wise use of window walls. Since glass windows—such as Thermopane—have been developed that will insulate as well as decorate, a major architectural trend has sprung to life. The five-room flat-top Aurora is an excellent example of this trend.

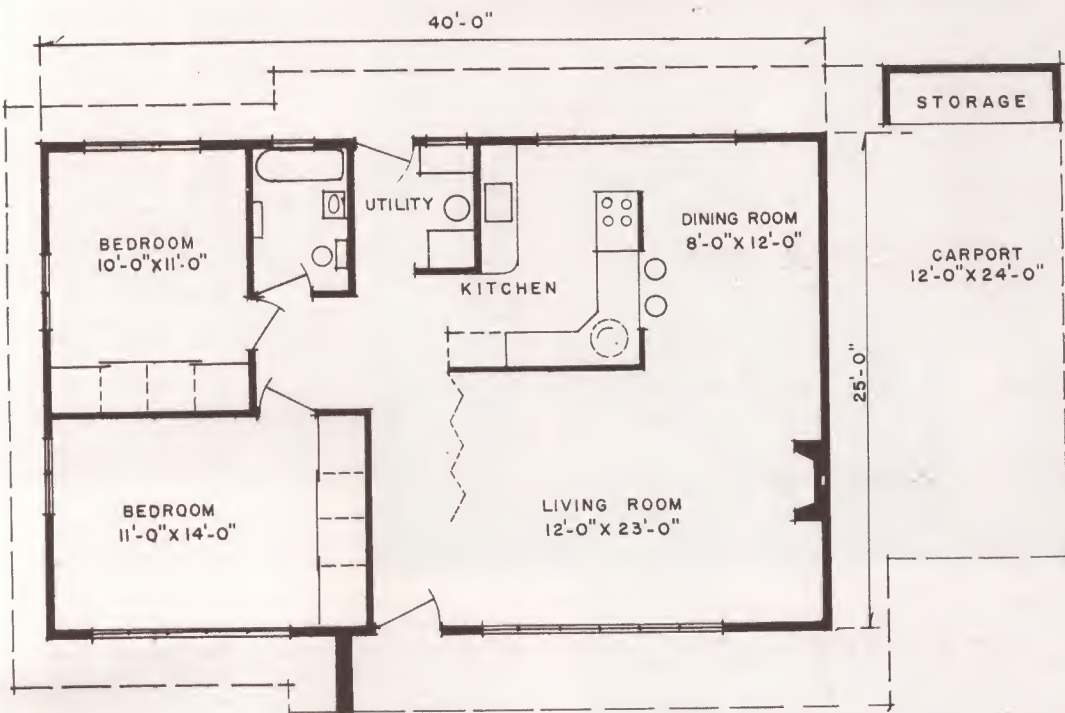
With well over 350 square feet of window space, this single-level contemporary home presents an impressive appearance from all angles. An exterior of vertical wooden siding and stone facing combine pleasingly with the geometric areas of glass, while a smartly styled carport adds to the exterior impression of width. A large storage cabinet is located at the rear of the carport.

No trick effects are employed in the interior plan of The Aurora—room planning is kept wisely simple, as befits the tailored, tasteful exterior. A sheltered concrete stoop lends admittance to the spacious (12' x 23') living room. A highlight of the living room is the large wood-burning fireplace; another feature is the folding door which may be used to close off the living room from the sleeping area.

The dining room forms the foot of an "L" with the living room,

## Architects:

C. H. Martz  
J. K. Burney



#### SPECIFICATIONS

Floor Area—1,000 sq. ft.

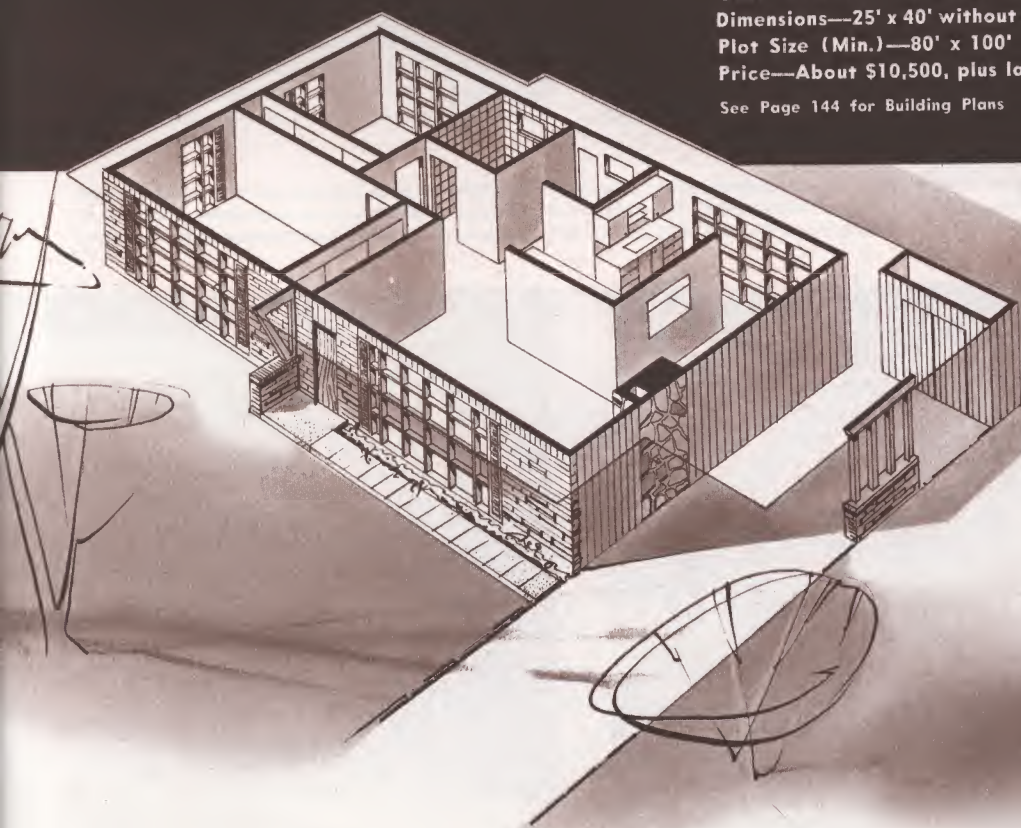
Cubic Content—10,600 cu. ft.

Dimensions—25' x 40' without carport

Plot Size (Min.)—80' x 100'

Price—About \$10,500, plus land

See Page 144 for Building Plans





Philippine mahogany walls are used throughout The Aurora, with the exception of the kitchen, which has knotty-pine. Note the stone-flanked fireplace, the sense of space given living room by window wall.

and shares a window wall and a pass-thru bar with the kitchen. Knotty-pine storage cabinets line the walls of the easily accessible kitchen. The utility room has a hall entrance as well as a door to the rear yard.

Left of the utility room is a short hallway which connects with the two bedrooms (both cross-ventilated) and the ceramic-tiled bath. Wall-to-wall closets are built-in bedroom features, while special louver arrangement permits controlled ventilation at all times.

Exterior look can be varied with The Aurora; the builders have successfully used slab sandstone, cut ledge sandstone

and Roman brick, according to the wishes of the buyer. The site of the eight homes now built according to this plan is on the outskirts of Aurora, Missouri (from which city it gains its name).

All eight of the homes have been constructed on a 25' x 40' concrete slab, and each slab has perimeter insulation, a waterproof membrane and Kentile floor covering. The Kentile is laid plain and the same pattern or color is used throughout the eight houses with the exception of bathrooms and kitchens. Kentile used in the bathrooms was selected to harmonize with the colored bath fixtures used.

The full room-width closets with built-

A heavy waxed wire stretched taut with turnbuckles is used in place of curtain rods for wide draperies. Window construction is unusually neat.

In summertime side louvers are exposed to permit ventilation. Kitchen is here seen from dining room through the pass-thru Formica-topped breakfast bar.





A close-up view of the well-designed window wall and corner louver: manual control operates louvers. Wood grained walls require no maintenance.

in drawer sections are closed with sliding doors; these doors are covered with leatherwood, a Masonite product, as are the home's five fir-paneled doors. Wood trim used on the closets is worm-eaten fir; paint was rubbed on and off this trim to good effect. Inside trim throughout the house is in a variety of natural woods.

While small, the utility room has ample room for the furnace, the hot-water heater and an automatic washing machine.

For the small family that desires convenience and comfort in their everyday living combined with the very latest in modern styling, The Aurora would be an excellent choice. •



View from bedroom hallway looks toward kitchen pass-thru; note bamboo blind which can be drawn to complete separation illusion with dining room. The kitchen has approximately 30 square feet of counter surface with ample room for appliances.

Carport is solidly built, contributes to the multi-textured pleasing effect of exterior. At the right is a storage bin. As the photo below indicates, carport bracings may vary according to builder's taste. Carports in lead photo, page 40, and on the cutaway drawing, page 41, show two other possible treatments.





Photos by Hal Kelly

# The Westport

The long, graceful lines of The Westport belie the spacious eight rooms of the interior. This is a functional, well-designed home.

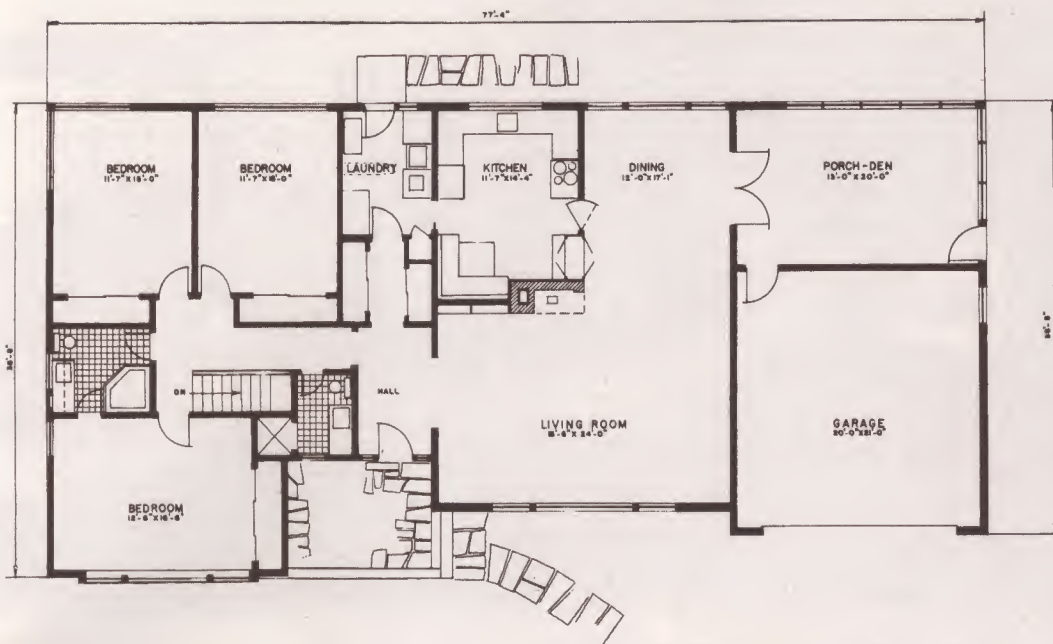
**V**ICTOR CIVKIN, one of the most thorough designers in the school of small and medium-sized homes manages to combine both modern line and rugged dependability in his plans. A perfect example is The Westport—a home as graceful as a natural growth—with the same comparable structural qualities.

As we enter The Westport we see that the large living room is to the right of the hall. Built-in bookcases fill the wall next to the corner fireplace making this an ideal spot for relaxing. The picture window on the opposite wall is extremely attractive.

The dining room (12'-0"x17'-1") boasts plenty of built-in shelves and cabinet space, the all-purpose fireplace serving this area as well as the living room.

The kitchen (11'-7"x14'-4") is exceptionally well designed for convenient living, the steel casement windows over the sink allowing a maximum of light to enter the "working area." The exhaust fan in the ceiling eliminates any cooking odors from entering the other rooms. In one corner of the kitchen, the architect has designed a built-in breakfast seat. The shelves and cabinet space in the dining room may also be used from the kitchen side for unhampered serving of meals. The kitchen is lined with steel cabinets and all work surfaces

**Architect:**  
**Victor Civkin**



#### SPECIFICATIONS

Floor Area—2,300 sq. ft.

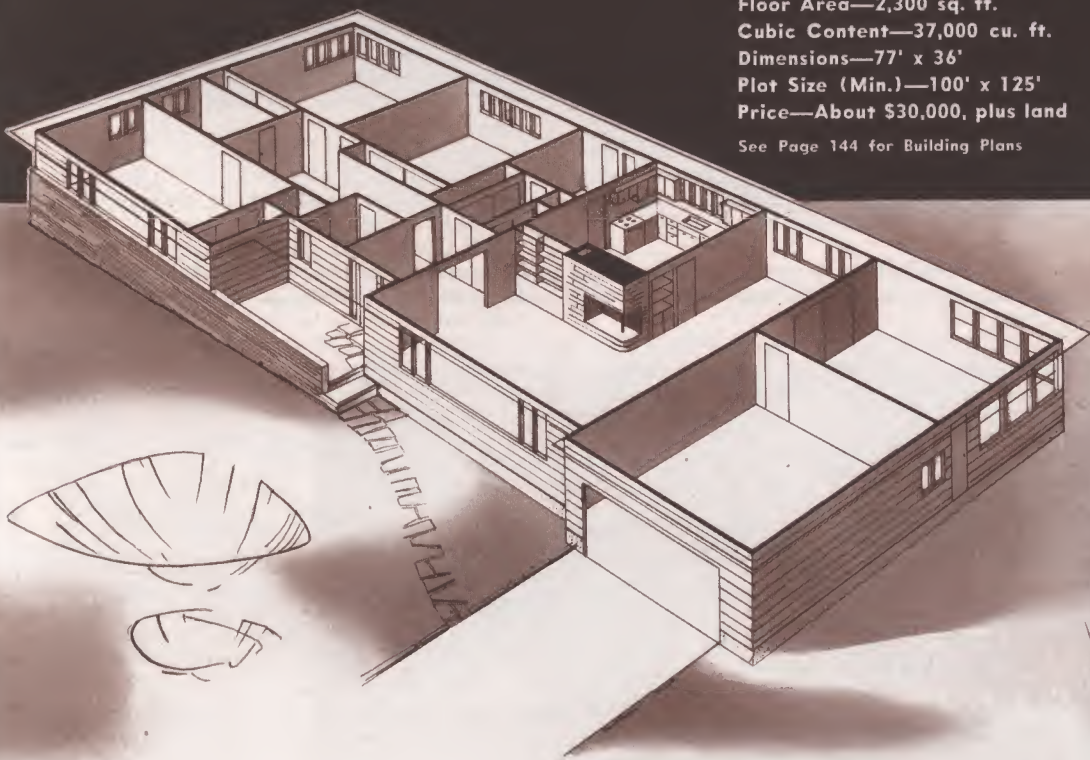
Cubic Content—37,000 cu. ft.

Dimensions—77' x 36'

Plot Size (Min.)—100' x 125'

Price—About \$30,000, plus land

See Page 144 for Building Plans





Mr. Civkin's use of a corner fireplace gracefully connects the living room with the dining area. The use of stone complements the soft wall-to-wall carpeting. Note the half-wall separation, right.

in this room have durable Formica tops.

One feature of this home that most women will appreciate is the separate laundry room with a door to the back yard.

To the left of the hall as we enter The Westport we find the sleeping quarters. The master bedroom is 12'-6"x16'-6" and has its own bathroom with built-in Formica lavatory. The second and third bedrooms are both 11'-7"x15'-0". Closet space in all three bedrooms is ample. The second bathroom is accessible to all three bedrooms.

The 13'-0"x20'x0" room in back of the attached garage may be used as a second living room or den.

The 2300 square feet of floor area is exceptionally well designed in The Westport. The choice of wood shingle and stone for the exterior finish blends well with nature's own setting. The roofing is asphalt shingle. The entire home is insulated with rock wool. The interior has plaster walls, steel casement windows and oak flooring. The forced-air heating system is in the basement and is so located so as not to interfere with any future plans for finishing off this area into a play room or rumpus room.

Mr. Civkin has designed this home for long and hard use. At the same time he has used his carefully selected blend of materials to make for graceful living. •



The photo, left, shows a view of the room that is directly behind the garage. At once a den and playroom, this can also be a screened-in porch in warm weather thanks to the large many-windowed walls.



The floor-to-ceiling draperies which enhance the window placement behind the double twin bed were suggested by Jetta Freeman who decorated this home owned by M. L. Cohen, Fairfield, Conn.

The bath below is a symphony in easily-cleaned clay tile. The wall-to-wall mirror over the built-in sink gives the illusion of double depth. On the other side is a corner stall shower.



This large kitchen with the highly popular "U" shaped cabinet and utility arrangement provides ample working surface for anything from a snack to a Thanksgiving dinner. This kitchen also boasts of a roomy dining area with built-in corner seats.



The long low lines of The Westport set it firmly and gracefully into the earth for permanent and placid living. Note how partial peaked roof lends interest to the long slant lines of the end hip.





Photos by Hal Kelly

# The Hillcrest

**This well-planned 8-room split level house is built on a minimum plot 75' x 125'; Much thought has been given to both beauty of line and design for living.**

**T**HE HILLCREST is a wonderful home in the middle-price bracket. The cost for this 60'x34' dwelling is only \$25,000, is a split level home designed for a minimum plot of 75'x125'.

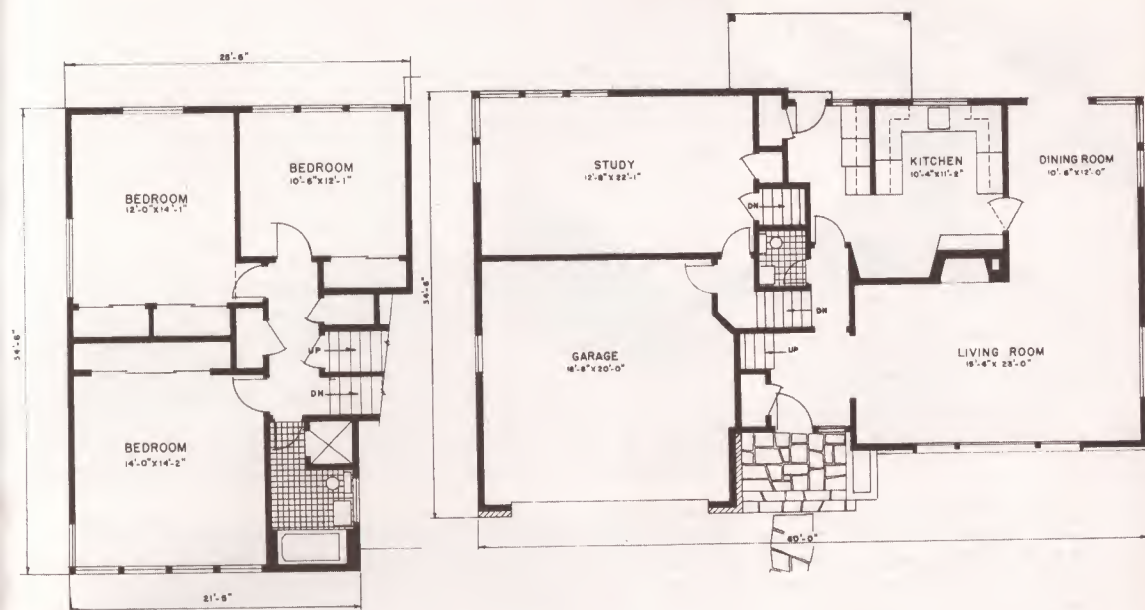
The architect chose a combination of wood shingle and stone for the siding and the roofing is asphalt shingle, interior finish is of plaster, while the house is completely insulated with rock wool. The house has a basement and attached garage. The heating system in this home is of a forced air design. The windows throughout are steel casement and the flooring is oak.

As we enter The Hillcrest the vestibule has its own guest closet. To the right is the large living room—15'-6"x23'-0"—with a fireplace. The dining area is an "L" off the living room and measures a roomy 10'-6"x12'-0". In the corner of the dining room is a large corner window with a beautiful view of the rear gardens.

The kitchen with its steel cabinets and Formica work tops is 10'-4"x11'-2". The "work" has been taken out of this kitchen because of the wonderfully convenient layout and the cheerfully located picture window over the sink.

On the first floor level there is a powder room with a lavatory and sink which is a great asset to comfortable living.

**Architect:**  
**Victor Civkin**



### SPECIFICATIONS

Floor Area—1,800 sq. ft.

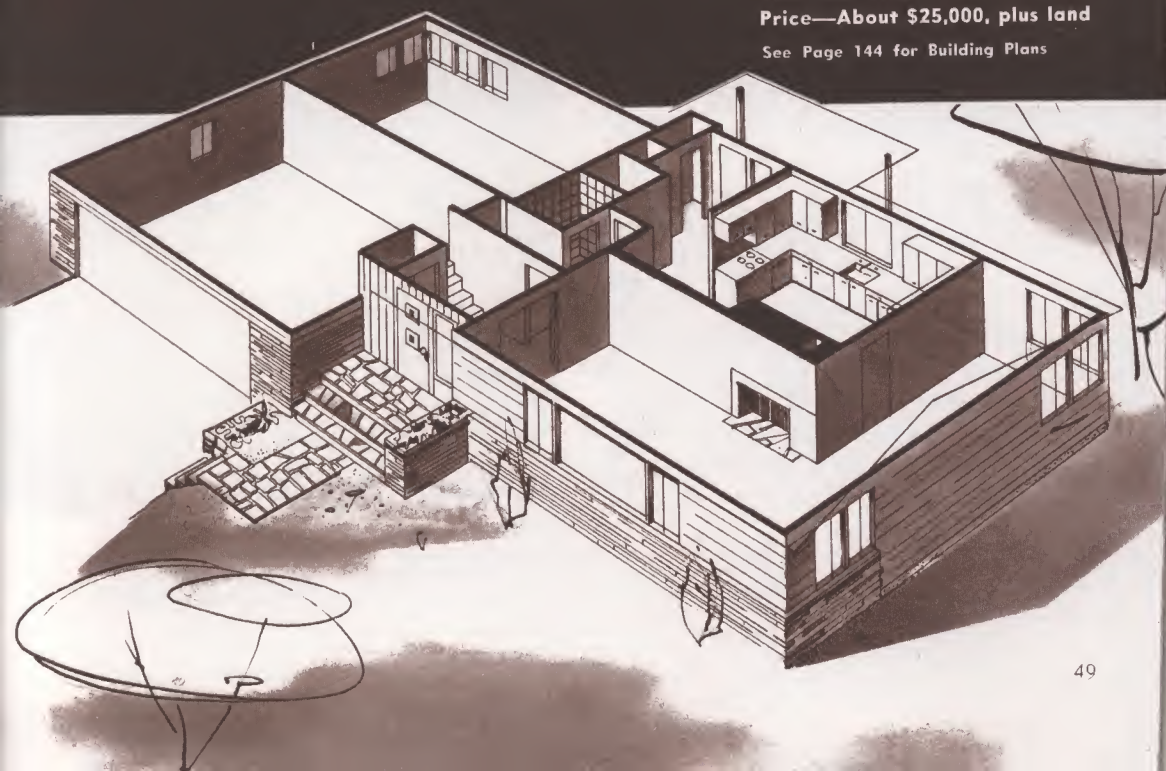
Cubic Content—30,000 cu. ft.

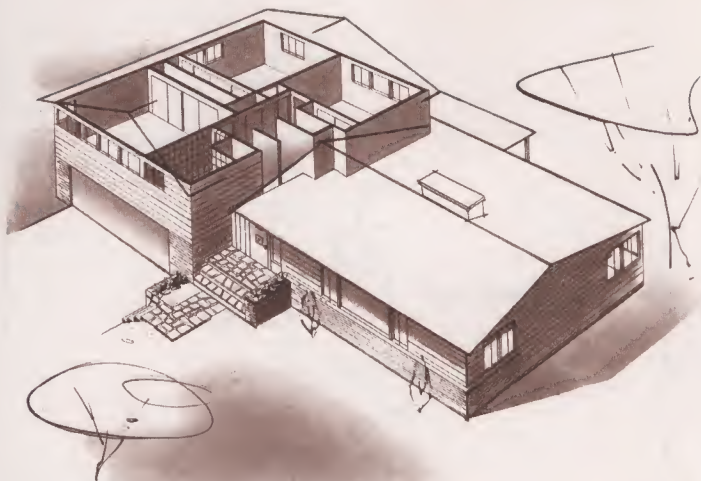
Dimensions—60' x 34'

Plot Size (Min.)—75' x 125'

Price—About \$25,000, plus land

See Page 144 for Building Plans





The cut-away view, left, of the upper bedroom level shows master bedroom, front, with two other bedrooms at the rear. The main bathroom is situated within easy reach of all three of these rooms.

The upstairs level has three bedrooms and bathroom. The master bedroom is 14'-0"x14'-2"; this room lends itself to very graceful furniture arrangements. The walk-in closets have flush doors. One wall has four large windows for plenty of light and ventilation.

The second bedroom is 12'-0"x14'-2". Windows in this room are ranch-type and allow for easy placement of furniture without loss of wall space. There are two separate closets in this room.

The third bedroom, 10'-6"x12'-1", has three windows overlooking the gardens to the rear of the house.

The bathroom on the second floor level is

very attractive. There is a stall shower, tub, lavatory and built-in Formica vanity. This custom-made feature adds real and lasting beauty to this room.

The lower level of The Hillcrest has many wonderful features. The garage, 18'-8"x20'-0", is oversized, leaving plenty of room for a workbench or hobby set-up away from the actual living quarters. To the rear of the garage, the study can be used many ways: as a playroom, a studio, workshop, television room or just a spare room for weekend guests. This split-level is so well proportioned it would fool the casual observer into thinking it a much smaller house than it is. •



The living room is 15'-6" x 23'-0". One wall has a very beautiful fireplace which enhances the living qualities of this well-planned arrangement.



A dream kitchen with steel cabinets lining the walls. Formica counters provide ample working surface. Window over sink allows for light and air.



The master bedroom lends itself to luxurious living. Dimensions of this room are 14'-0" x 14'-2". There is adequate wall space for easy placement of furniture and the walk-in closets are spacious.



On the second level we will also find two more bedrooms. These rooms are equally as functional as the master bedroom. Lighting and ventilation as well as lay-out have been carefully planned.

The covered patio in the rear of the house has many possibilities for outdoor living. With the simple addition of storm windows this open-air retreat can also be used in winter as a solarium.





# The Burnett

Advanced thinking that anticipates the living problems of the growing family has gone into the design of this eight-room split-level home.

**T**HIS EIGHT-ROOM HOME with room to roam should more than fill the needs of the family that enjoys entertaining during all seasons of the year. Features of the split-level beauty include a sun porch and a year-round playroom that will allow the youngsters to entertain their friends without disturbing the adults of the family, who can take their leisure in the extremely spacious (18'x30') living room.

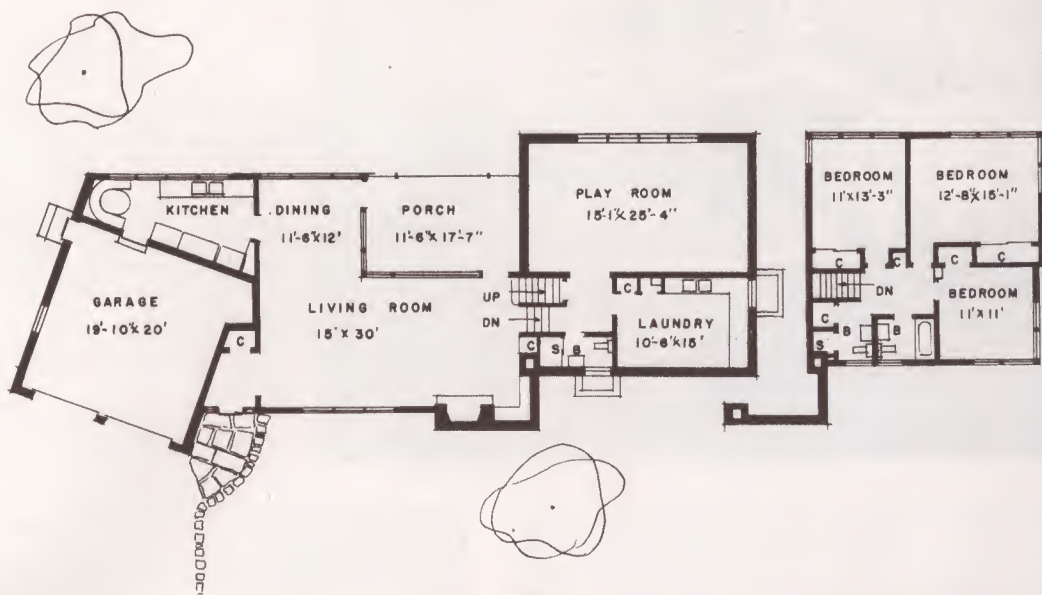
Wood siding and stone lend The Burnett a proper suburban appearance; the low hip roof is asphalt-shingled.

Adjacent to the double-doored garage (which has a side entrance and a door leading into the kitchen) is the sheltered front entrance. Immediately inside is a pleasant foyer, with a guest closet opposite the front door. A large archway leads to the many-windowed living and dining area.

Tennessee ledge rock is used for the floor-to-ceiling fireplace; a corner bookshelf arrangement flanks the fireplace. Probably the single most striking feature about the living room is the window-wall which separates the sun porch and living-dining rooms. Off the dining room is the unorthodox but functional V-shaped kitchen, complete with built-in breakfast nook and four windows.

There are two doorways in the living-room wall opposite the

**Architect:**  
**Victor Civkin**



## SPECIFICATIONS

Floor Area—19,500 sq. ft.

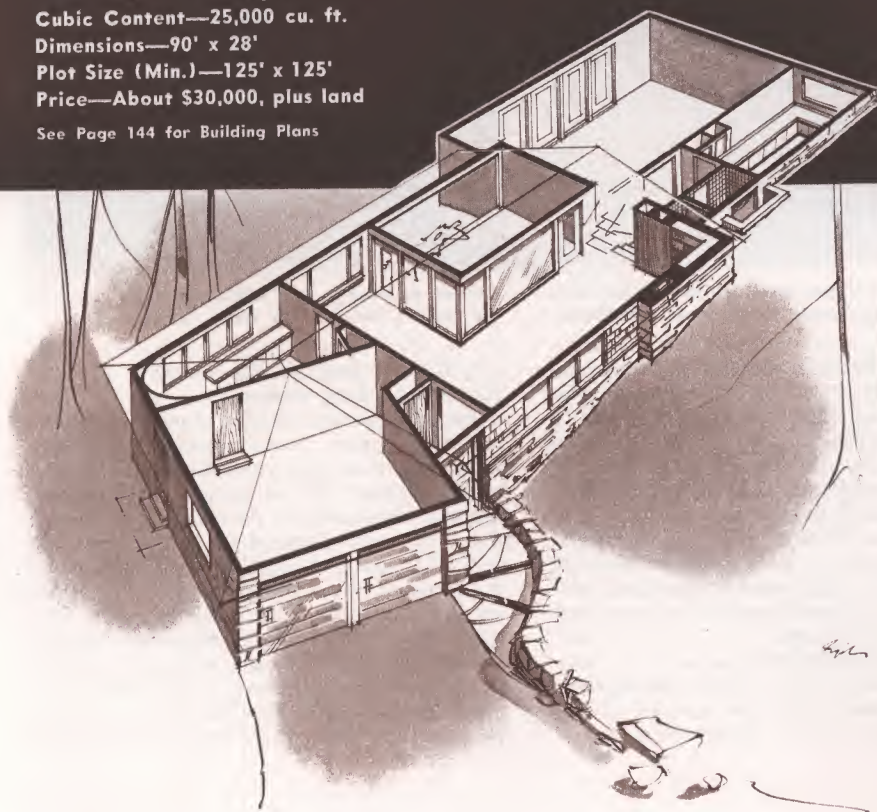
Cubic Content—25,000 cu. ft.

Dimensions—90' x 28'

Plot Size (Min.)—125' x 125'

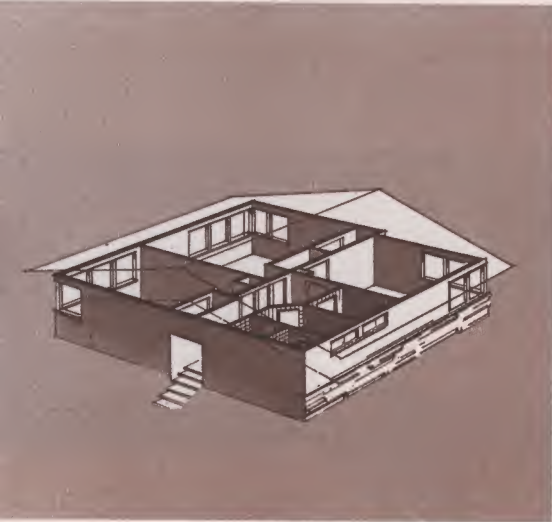
Price—About \$30,000, plus land

See Page 144 for Building Plans





Rear view of home is imposing; since home is meant to be built on slope, architect designed home so most commanding view would be from rear, where family could enjoy both the view and privacy. The rear sundeck is optional.



Sleeping area on upper level has two baths, three bedrooms; all bedrooms have cross ventilation.



Kitchen is smartly and efficiently designed; note the built-in dinette, the large window expanse.

foyer: one leads downstairs to a guest lavatory; to the roomy laundry, wherein the radiant heating plant is located; and to the window-walled playroom—the second doorway leads upstairs to the sleeping area, which is above and away from any noisy portions of the home.

There are two baths on the upper level, which will prove a boon to the harried husbands with children of school age. All three bedrooms have cross ventilation and large wardrobe closets.

Summing up, this home boasts two full-size entertaining areas plus an auxiliary for summer use (the sun porch), living space to please even a larger-than-aver-

age family, and all the benefits of wise, forward-looking design.

For the family which refuses to mix its television and conversation or music-listening, this plan has further pleasant ramifications. The playroom could well be the site of the family TV receiver (wherein the Hopalong Cassidy set could romp at will without disturbing the remainder of the family), while a high-fidelity fan might rig the living room for reception.

Further, if there are teen-agers in the family, the double living-room set-up (for that's what the addition of the play room amounts to), would forestall discussion concerning which members of the family



Rendering of living room (from dining room) shows wall-size fireplace, library corner.

Below—here is what you see on entering The Burnett; window wall encloses sunporch.



had evening command of the main living room. It would be entirely credible to assume that both adults and younger set might entertain at the same time without mutual disturbances.

Not the least of the pleasant features of this remarkable home are the three baths—two complete with stall showers and the master bath with its combination tub and shower. The downstairs bath nicely serves as a guest powder room.

Storage space, always an important consideration in the modern home, is a feature of this dwelling. You will note an exceptional amount of extra space earmarked for storage in the two-car garage. The roomy

laundry also has a considerable amount of space which can be utilized as a catch-all for luggage, trunks, etc.

The builder of The Burnett added an extra exterior touch which may appeal to the do-it-yourself type. You'll notice in the picture on page 52 a winding stone wall which serves the double purpose of shoring up the sloping lot and also providing a neat decorative touch.

This is split-level design at its very best, since it's a home planned not for general use, but for particular circumstances. If your own lot and living habits match those for which The Burnett was designed, it will profit you to investigate further. •



Photos by Hal Kelly

# The Fairfield

**Planned to give the builder the most for his building dollar, this seven and one-half room, two-bath home is packed with fine features.**

**F**UNCTIONAL DESIGN AT ITS BEST is drawn into the blueprints of the seven and one-half room Fairfield. Classically conservative with its wood-shingle and stone exterior, this home should appeal to the large family with eyes for modern comfort without radical styling.

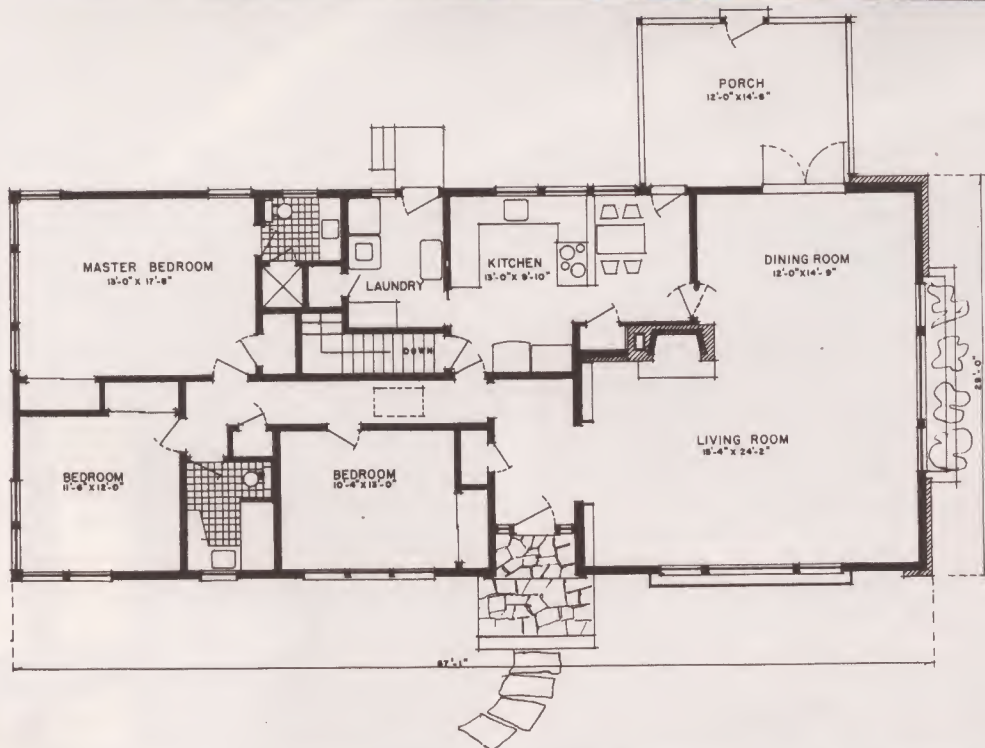
Exterior focal point of the home is the unusual ceiling-height living-room picture window.

The living and dining areas are combined to form one room of almost ballroom proportions. French doors lead from the dining room area to an enclosed porch; another door to the porch is in the dinette-equipped kitchen. A third rear door opens from the large laundry room.

Two baths are in the sleeping section: one adjoins the master bedroom; another is centrally located between the two junior bedrooms.

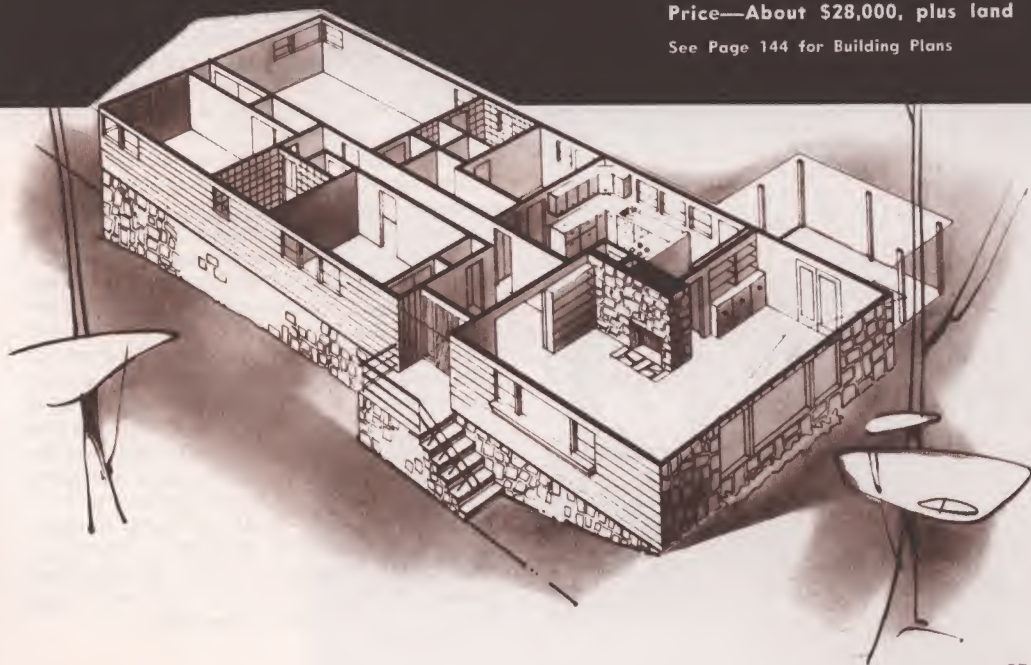
Storage space is at a maximum in The Fairfield—all bedrooms have huge sliding-door closets, and a full basement (entrance from kitchen) houses the forced air heating unit as well as affords additional recreation space. Truly, here is a home that invites gracious living.

**Architect:**  
**Victor Civkin**



### SPECIFICATIONS

Floor Area—1,950 sq. ft.  
 Cubic Content—36,000 cu. ft.  
 Dimensions—67' x 29'  
 Plot Size (Min.)—75' x 125'  
 Price—About \$28,000, plus land  
 See Page 144 for Building Plans





Above, though the owners hadn't moved into The Fairfield at the time pictures were taken, the possibilities of fine decor are virtually unlimited.

Below, the bath connected to the master bedroom is ceramic-tiled, has wall-width mirror and a Formica-topped lavatory counter; note storage cabinets.



Not one, but two picture windows are found in the rambling, spacious living room; the aforementioned French doors create (with the picture windows) three walls of light for the living-dining section. All in all, this living area has a delightful suburban air, contributed to in a major degree by a colorful stone fireplace set against the living-room wall. Open beams intersect the high wooden ceiling of the living-dining area, adding a further "country mansion" atmosphere. The opportunities for varying decor in this section are endless; the woman of the house will be especially delighted with the large open areas that invite conversational groupings of furniture.

For kitchen-minded wives (and which wife isn't) The Fairfield will prove a dream come true. All work areas are designed to save steps and patience, and chances are good that the separate dinette will become a favorite family gathering spot. Needless to say, storage space in the kitchen has not been overlooked; wall cabinets abound, and border the walls. Neither is lighting a problem, for the three large double-hung windows immediately over the work area provide ample valued daylight. •

At the right, the living room as seen from the foyer: the open-beamed high ceiling, the ceiling-height picture window and the combined textures of stone and wood create pleasant interior.



Spaciousness and step-saving modern design are a part of the sunny kitchen, here seen from the dining-room swinging door; the door at left is to a kitchen closet. Door at far left leads to the large full basement.



The screened rear porch is seen in this rear view of the home. Stone facing combines well with the wood shingles to form a pleasing exterior finish.





Photos by Hal Kelly

# The Arizona

**Versatile home, ideally suited to the expanding family, is an outstanding bargain. Your Fawcett Book editor bought it for \$9,500.**

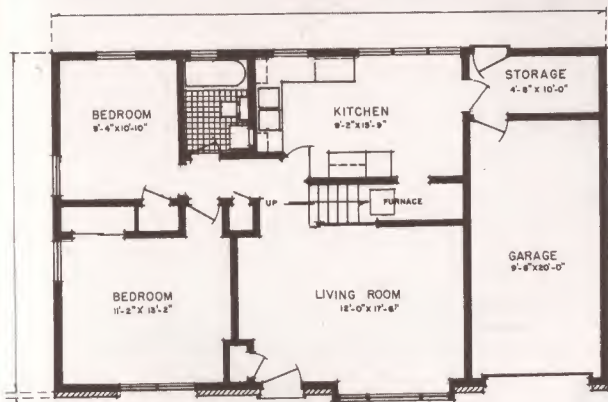
**Y**E Editor's Dream House—that's right, Mr. Gill bought this one himself—is by far the most for the least amount of money we've seen anywhere. This does not mean that anything has been missed for this is all house—with a wide yard! Set on a corner plot, 80x80 ft., this big little home has all the small family might want—and more. Mr. and Mrs. Gill manage beautifully with three growing children. Brian, two years young, commands the small main floor room by himself while the two girls, Barbara, six and Carol Ann, nine, share their large "duplex" room on the second floor (an attic expanded by Mr. Gill for only \$200). The girls' private floor comes complete with two walk-in closets on the upper landing plus a linen closet just above the stairs—with the extra large bonus of their very own sun deck.

Jack Greenman, the builder of this home (also see *The Mayfair* and *The Seaford*) is a man with an eye to low cost without the sacrifice of beauty or livability. Mr. York designed this home with him and for him—to specifically fill the bill of a really low cost home for the budget-minded family who can't or won't settle for less than a well-planned, well-built house.

**Architect:**

**Herman H. York**

The wooded setting, too, was Mr. Greenman's idea. It is not



## SPECIFICATIONS

Floor Area—882 sq. ft.

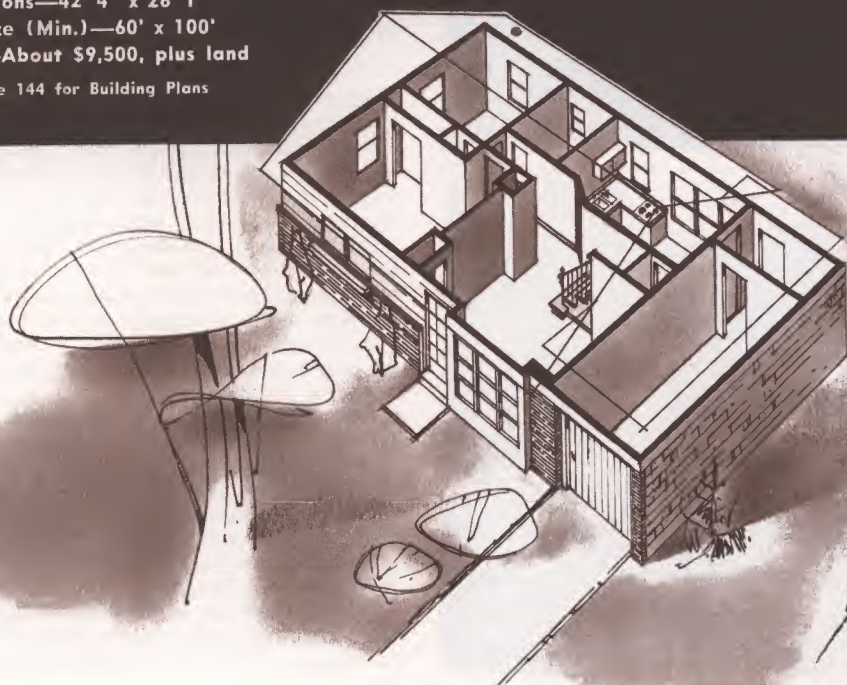
Cubic Content—14,400 cu. ft.

Dimensions—42' 4" x 26' 1"

Plot Size (Min.)—60' x 100'

Price—About \$9,500, plus land

See Page 144 for Building Plans





Ranch window and open stairway give effect of space in living room. Beautifully wooded setting of home seen through large window enhances decor.



Combination kitchen-dining room is dressed up with a large picture window overlooking garden patio. Door at right offers access to utility room.



Photo at lower left shows the small bedroom at the rear of the house. It can be used for youngest member of family. Note "Chugggy" train mural on wall.

always necessary or even desirable to allow a builder to clear your property of its natural growth. Large, fine trees will do more to enhance the value of your home than gold plated door knobs if you do your lot-buying carefully and sensibly.

This home, then, offers much to the home buyer in the moderate income bracket. It offers everything that one can desire. There are five rooms and bath on the first floor. The expansion attic provides enough space for one or two bedrooms depending on the needs of the family.

Upon entering the living room of The Arizona, we immediately feel the openness of the layout. The floor-to-ceiling ranch window provides a maximum of light and the hinged awning-type windows allow for free circulation of air. The open stairway to the upstairs lends even further freedom to the room. The roomy 9 ft. 2 in. x 15 ft. 9 in.-kitchen is in back of the living room, has matching steel cabinets and sink. The dining area in kitchen is set off by a large



Expansion attic was turned into an enormous bedroom for two young girls. It could be made into two bedrooms, or with the addition of a shed dormer, this area will house two rooms plus second bath.

picture window overlooking the rear patio.

From the kitchen we enter a utility room. The door to the back terrace and door to the garage are both in this room—an ideal feature for a home with children. It allows easy access to toys and carriage equipment stored in the rear of the 9 ft. 8 in. x 20 ft.-garage.

The two bedrooms on the first floor of The Arizona both have cross ventilation. The master bedroom has ranch windows on one wall which permits free use of wall space for furniture placement. The bathroom is completely tiled and has beautiful colored fixtures.

The furnace room is directly under the stairs and easily reached from the kitchen. This houses the radiant hot water heating unit with copper tubing set in the slab foundation. The walls and ceiling of The Arizona are insulated with rock wool. The interior gypsum dry walls take beautifully to either paint or paper. Flooring throughout is asphalt tile. •

Large attic room opens into a sun deck over garage (see below). Instead of a sun deck, a peaked roof could be erected to house a studio or workshop for the spare-time activities of the man of the house.





Photos by Hal Kelly

# The Mayfair

For those who seek the unusual in ranch-type homes, this six-room dwelling with basement should fill the bill—\$12,000, plus the land.

**M**ODERN LINES that are not merely contemporary, but timeless, are part of this six-room, three-bedroom home. Wood shingles, vertical and horizontal boards and an asbestos-shingled roof are combined in The Mayfair to excellent effect.

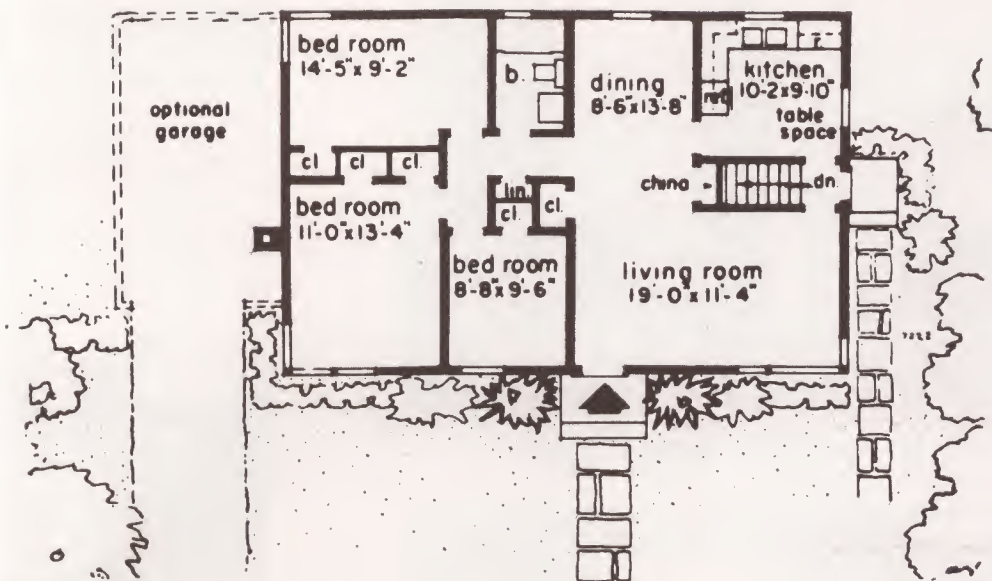
Roof lines are interesting and satisfying to the home owner who seeks an unusual but not an untenable appearance. Full insulation protects the family from seasonal climatic changes, and also conserves the fuel supply.

Entrance from a sheltered concrete landing leads to the large (19'x11'-4") cross-ventilated living room. Opposite the front entrance and adjoining the living room is the well-lighted dining area, which has two exits: one leads to the sleeping area, another to the sunny kitchen. The kitchen is equipped with knotty-pine storage cabinets, cross ventilation and sufficient space for a dinette set. A kitchen door leads to the full basement and a side entrance. Utilities, including an oil-fired warm-air heating unit, are in the spacious basement.

**Architect:**

**Herman H. York**

Closets abound in the intelligently-planned sleeping area—there are six including a linen closet opposite the bath, which boasts



#### SPECIFICATIONS

Floor Area—1,028 sq. ft.

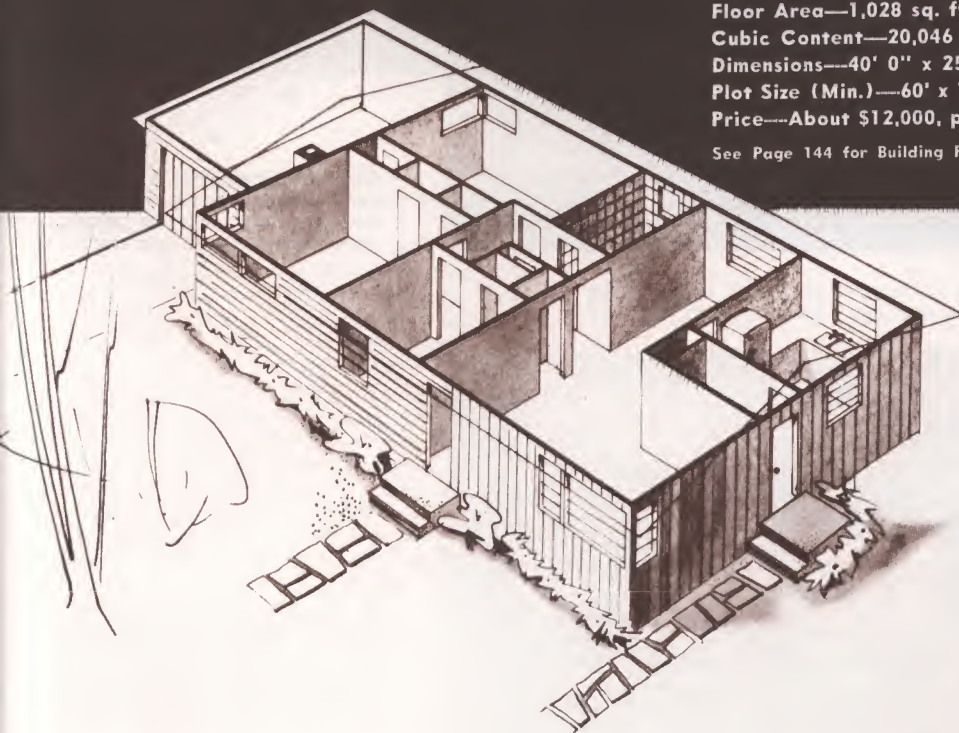
Cubic Content—20,046 cu. ft.

Dimensions—40' 0" x 25' 8"

Plot Size (Min.)—60' x 100'

Price—About \$12,000, plus land

See Page 144 for Building Plans





The smallest bedroom may be converted into a den or study, as here; window affords view of yard.



Here's a kitchen that will please the woman of the house! Work area has Formica tops, exhaust fan.



Above, a view of the living room and the dining area as seen from the front door; note the built-in china cupboard and the iron rail.



At left, the living room as seen from the dining area; ample wall space makes it possible to vary the decor in an interesting fashion in this well-lighted area. Windows face the front and side yards.



colored fixtures and tile floors. An additional closet for china may be seen in the dining area.

The Mayfair may be built with or without garage; the home illustrated, built by Jack Greenman of Mayfair Park in Wantagh, Long Island, has one. The design of the home enables it to look equally well with or without this addition.

Another liberty which may be taken by the builder (to equally good effect) is to make a complete wall in the living room opposite front picture window. The plans show an alternative method of building.

As can easily be detected, even by the unversed layman, the floor plan of The Mayfair is designed with one grand thought in mind—the comfort and living convenience of the family.

With wise planning, the full basement can be converted to a second living area for the family. In particular, the addition of plywood walls installed on a wooden wall framework would do much to create

a livable game or TV room. There is also room in the basement for inclusion of hobby space for the photographic fan, or for a good-sized home workshop.

Convenience is also the keynote in the kitchen-dining-living section; this area has been planned to afford the family a maximum of privacy when wanted and a minimum of steps needed to traverse the rooms.

This is of particular importance to the wife; to be the perfect hostess, she requires, above all, an atmosphere that does not stimulate a sensation of hurry and worry. The plan of The Mayfair has this in mind.

Style is another top consideration when buying or building a home. "Will the home still be in style ten or twenty years from now?" With The Mayfair, worries on this score can be forgotten; of contemporary design, exterior and interior have been blueprinted with a look toward the future. •



Photos by Hal Kelly

# The Seaford

**Nothing has been spared except the builder's cost in this six-room split-level three-bedroom home. Cost, less land, is about \$12,000.00.**

**I**N KEEPING with the trend toward split-level three-bedroom homes, The Seaford offers all that is usually looked for by discriminating home buyers in an unusual way. A look at the delightfully styled wood and asbestos-shingled exterior will bear out this statement.

Its snug appearance belies the spaciousness of the interior, reached through the sheltered front entrance. Left of the entrance is the 18'x12' living room—a sight to behold for space-cramped apartment dwellers. Opposite the front door is a guest closet.

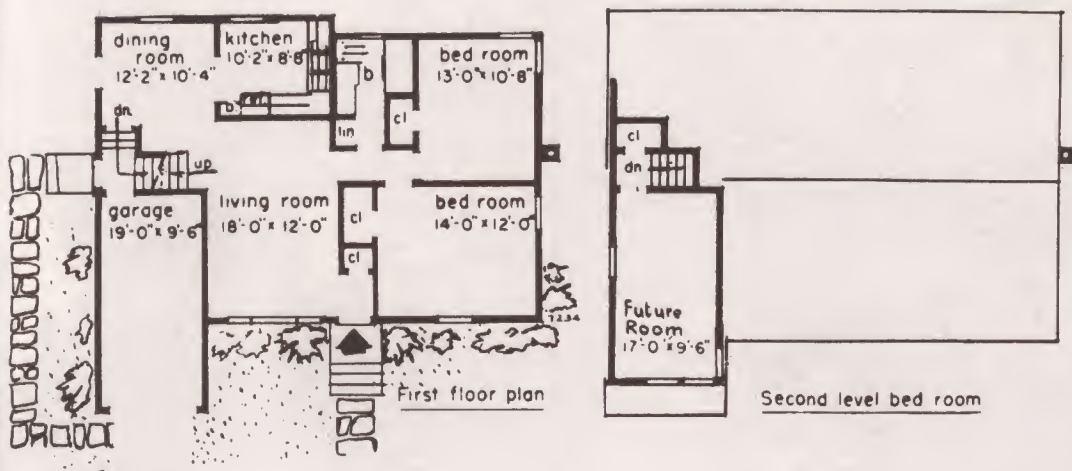
Privacy in the dining area is assured; it's to the rear and left of the living room, and is buffered by the stair well leading to the many-windowed closet-containing expansion attic.

The well-lighted dining area has a side entrance, a convenient door to the kitchen and a door leading to the full basement. The kitchen has many features that will appeal—L-shaped work area, many storage cabinets, Formica counter tops, and room for a dinette set.

Restful sleep is assured at all times by the well-planned arrangement of the sleeping area; both downstairs bedrooms are reached through a hallway leading from the living room. All bedrooms have

**Architect:**

**Herman H. York**



# **SPECIFICATIONS**

Floor Area—1,140 sq. ft.

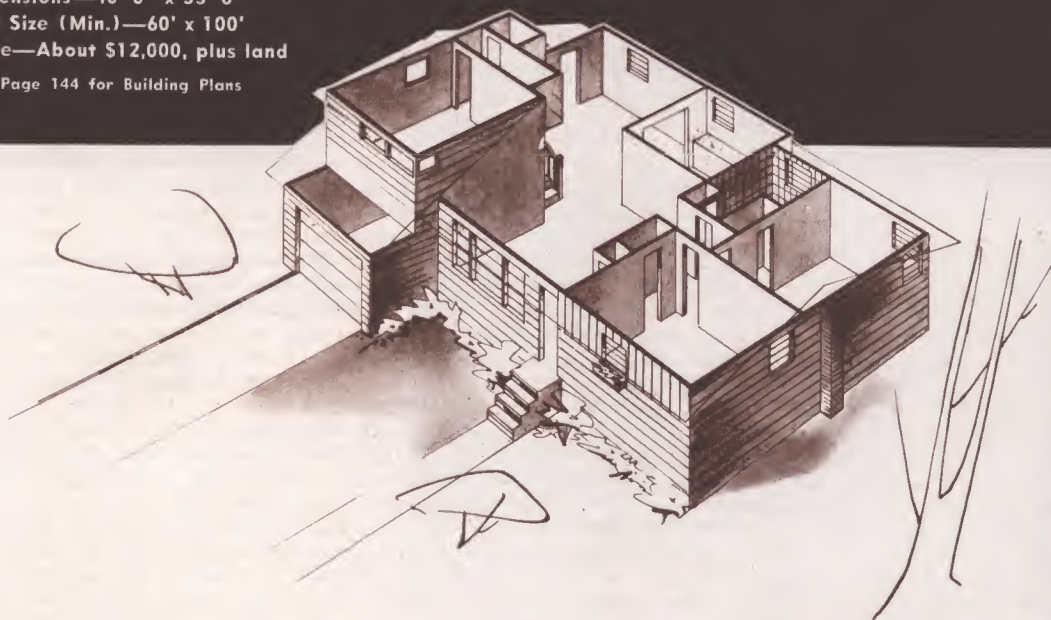
Cubic Content—22,100 cu. ft.

Dimensions—40' 0" x 35' 6"

Plot Size (Min.)—60' x 100'

Price—About \$12,000, plus land

See Page 144 for Building Plans





Here is an excellent illustration of the space on hand in *The Seaford*: from the dining area we see the kitchen (left), the stairway to the expansion attic (right), and a general view of living room and foyer.

cross ventilation, and further cooling breezes are guaranteed by Jack Greenman, the Long Island builder—an air-conditioning unit is optional equipment.

The 14'x12' master bedroom has a front yard view through shuttered windows. All bedrooms have large wardrobe closets.

Colored tile walls and colored fixtures are standard equipment in the centrally located bath; a linen closet is handily located near the restfully-decorated bathroom.

Last but certainly not least of all the features is the 19' garage, which has a rear door leading into the home.

The comforts of life demanded by the usual American family (and the unusual) have been closely examined by the architect. A youngish family ordinarily looks forward to increased family membership in the form of at least two to four children.

Correspondingly, this family wants a home which can increase in size with the growing family without meaning a construction project that would rival Levittown. The *Seaford* offers a plan whereby even a large family might be housed.

On the upper level, reached through the living room, is a room (marked prophetically, *future*) which can be put to use in dormitory fashion if the size of the family warrants it. Of course, there is ample ventilation, and a corner built-in wardrobe arrangement can easily supplement the large closet in the room without cramping or crowding.

The full basement, of course, is loaded with potential possibilities. It can be inexpensively finished with tinted white-wash to make a very presentable game room, with rubber-tile flooring to further enhance its value as a play room. •

The rear bedroom (right) has a corner window that lends itself to a variety of interesting furniture arrangements.



From the foyer, here is what you see—a gaily decorated dining area and stairwell. Note ample room dimensions.



The master bedroom should please the most discriminating; its 14' length will allow a large twin-bed arrangement.





# The Bayside

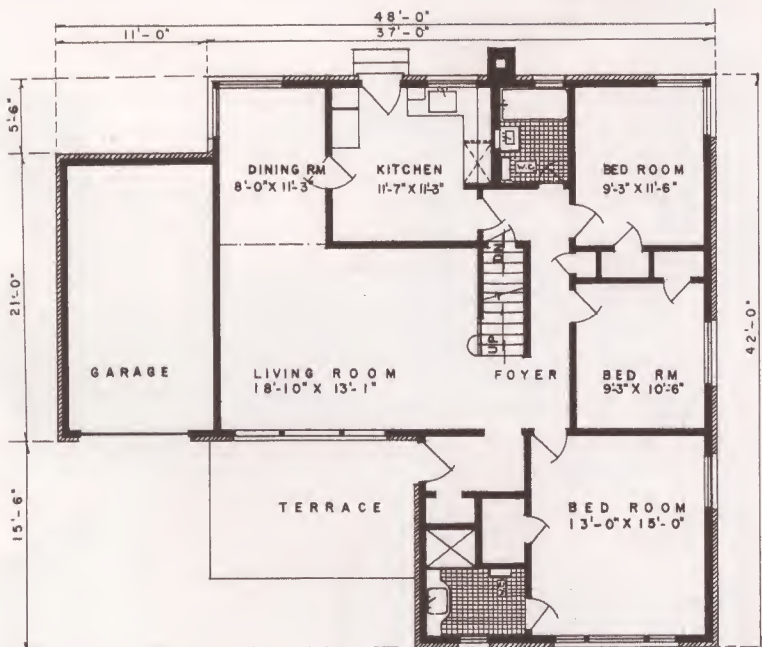
**\$15,000, plus land, buys this six-room home with expansion attic and full basement. The one-car, attached garage is optional.**

**T**HE CLEAN-CUT DESIGN of The Bayside is as functional as it is eye-appealing. This six-room, modified ranch home is not beyond the means of the moderate income group. The expandable attic allows for future bedrooms on the second floor to accommodate the needs of a growing family.

The almost square dimensions of this brick and stone dwelling allow for extremely well-planned rooms. The covered terrace brings us into the vestibule. At one end of this entry is a large guest closet. The other end opens into a foyer from which we can get to any room in the house. All rooms are on one level with the sleeping quarters to the right and living quarters to the left of an open stairway leading to the expansion attic.

The living room to the left of the foyer is 18'-10"x13'-1". The large, steel, double hung window on the front wall permits a maximum of light to enter. We enter the dining room through an archway. Actually a continuation of the living room, the open design gives depth to the two rooms. Both rooms have plenty of unbroken wall space that permits variety in furniture placement. A swinging door to the right allows entrance into the kitchen. The sink is beneath a large window

**Architect:  
J. Herbert  
Burmeister**



#### SPECIFICATIONS

Floor Area—1,330 sq. ft.

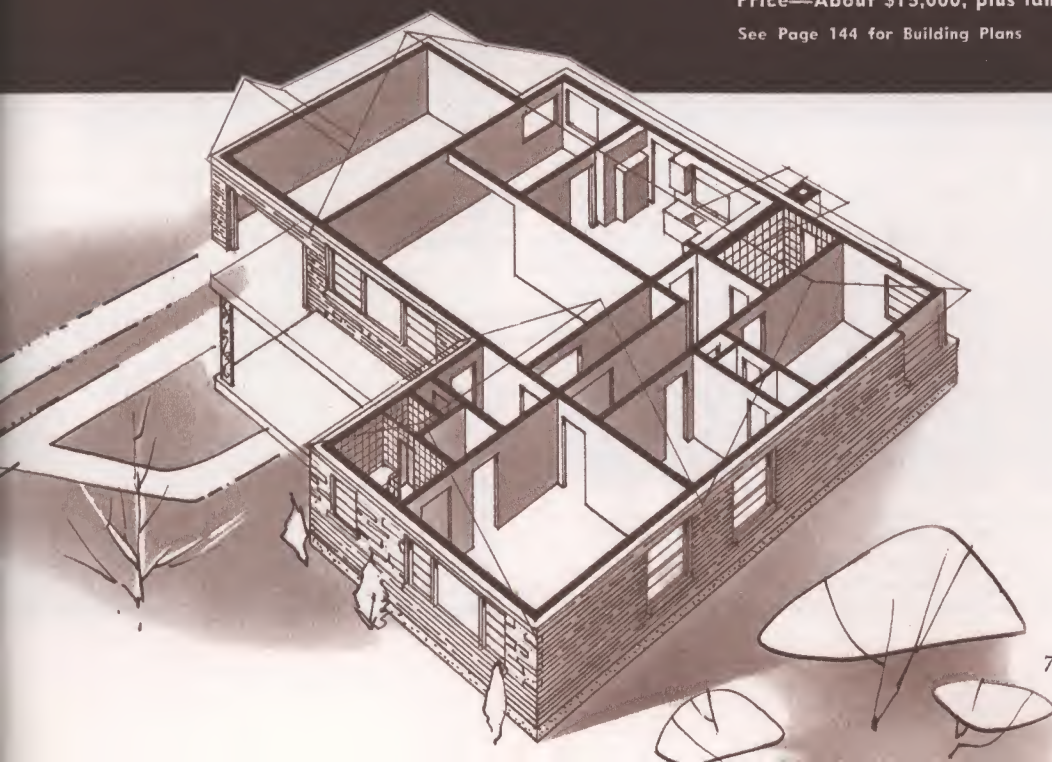
Cubic Content—33,250 cu. ft.

Dimensions—48' x 42'

Plot Size (Min.)—55' x 100'

Price—About \$15,000, plus land

See Page 144 for Building Plans





Looking from the entrance into the living room, we can see the dining area and built-in wall unit.

with a dishwasher to the left. The counters are an "L" arrangement with the range on the side wall. The attractively arranged cabinets over the work area provide ample room for storing kitchen equipment. There is a door on the back wall leading out to the back yard. This kitchen is so efficiently laid out that there is plenty of room for a complete dinette set.

On the left wall of the kitchen we find a doorway leading into the foyer. The entrance to the basement stairway is directly underneath the attic stairs. In the foyer is a good sized linen closet conveniently located to the three bedrooms and two bathrooms. The family bathroom is to the back of the house. The plumbing is back-to-back with the kitchen plumbing, thus cutting down expenses. There is a large stall shower and vanity.

The three bedrooms are to the right of the house. All are well lighted and have their equal share of closet space. The back bedroom may be well converted into a den

or television room or playroom for children if only two sleeping rooms are needed. The master bedroom to the front of the house, has windows on two walls allowing for cross ventilation. The bathroom for the master bedroom has its own separate stall shower and built-in vanity.

The attached garage built into the home is large enough to provide work space at the back and storage space for tools and toys. In time the full basement could be finished off into a recreation room taking the strain off the actual living quarters and providing room for convenient entertainment for the teen-agers without disturbing the adults.

The Bayside offers many attractive features, together with full basement and expansion attic for \$15,000. •

The bathroom, right, has built-in vanity and mirror. The walls and floor are finished in ceramic tile.

The dining area is separated from the living room by a wrought iron divider. Entrance to the kitchen is in the center of the right wall.



A view of the master bedroom taken from the doorway shows tasteful treatment of window arrangement. Other bath not shown.



The cabinet-lined kitchen, above, is arranged in an "L." Doorway leads to foyer. Room for dining area.



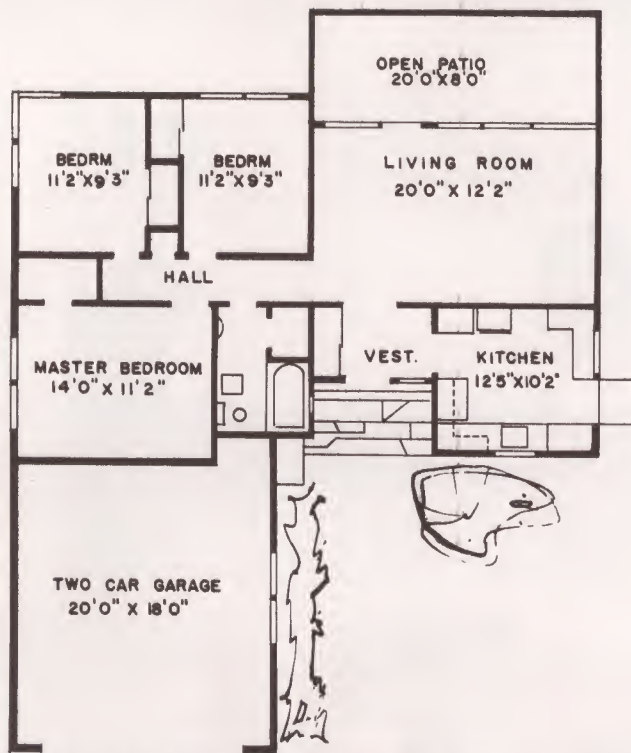
# The Continental

Everything you need is here in The Continental. This six-room ranch house with two-car garage can be built for only \$15,000.

**I**F YOU'VE been looking for a home for some time you have probably reached a frustrating conclusion. No one home offers everything. You feel that something must be sacrificed. You find the right home, but the price is exorbitant, or the price may be just right, but the layout does not suit your needs. Whatever the problems have been in the past, they are over with the discovery of The Continental. This home is the product of careful planning in design and construction, and keeping the costs well within the range of the typical modern family of today. If you compare the cut-away view to the right with the picture above, you will find an alternate layout for the two-car garage. The entrance also can be interchanged with the kitchen as per builder's choice. The overhead doors of the garage may be placed on the side or to the front, depending upon the plot size and view desired.

The combination of stone bricks and cedar shingles produces a very satisfying picture. The covered entrance opens to a vestibule with a tremendous sliding door closet to the left. A hallway extends from the vestibule leading to all parts of the house. To the right we enter the kitchen with its own built-in breakfast nook. The compact placing of the washer-dryer, range and refrigerator is space saving. The

**Architect:**  
**Morris L. Tepman**



### SPECIFICATIONS

Floor Area—1,000 sq. ft.

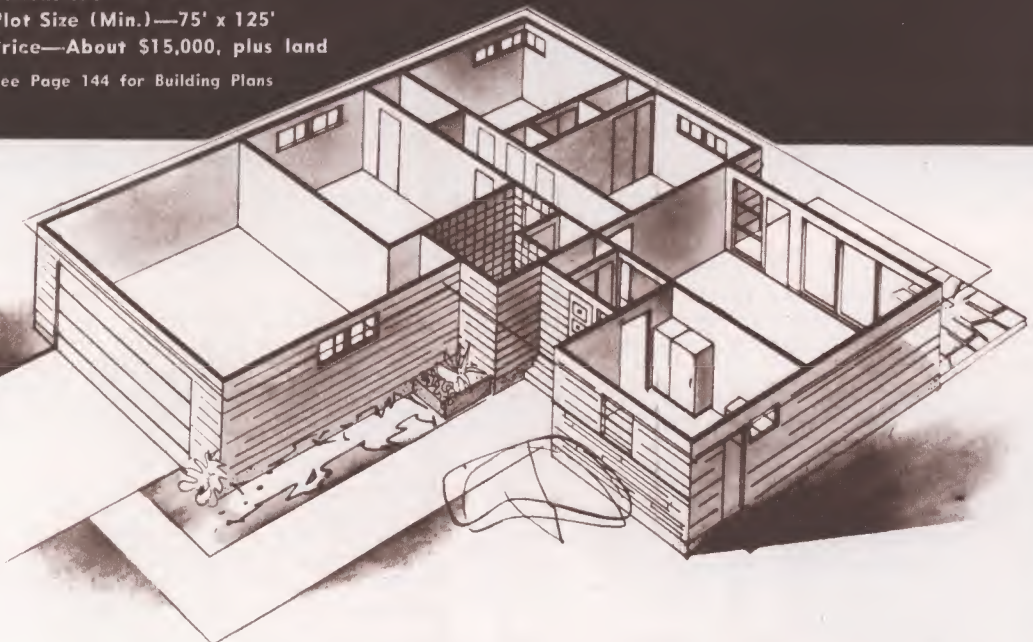
Cubic Content—15,000 cu. ft.

Dimensions—42' 3" x 47' 3"

Plot Size (Min.)—75' x 125'

Price—About \$15,000, plus land

See Page 144 for Building Plans





A special feature of the living room is a wall of solid mahogany. Unbroken wall space offers ample room for attractive and conversational arrangement of furniture groupings. This room is approached directly from vestibule.

Long view of the twenty foot living room looking toward the picture window. A door to the left opens onto an open patio which can be screened in for added privacy—an ideal arrangement for those who enjoy the outdoors.



birch cabinets line the walls above these units. All counter tops are Formica. A door leading to the outside is in one corner of this room.

The living room is to the rear of the kitchen. A special feature of this room is the one wall completely paneled in mahogany. A wall-sized floor-to-ceiling window enhances the over-all picture of the already pleasant atmosphere that reigns in this room. To satisfy that warm-weather desire for outdoor living, we find a door leading to the outside patio in the corner of the living room. The parquet flooring lends warmth to the already cozy living room.

The three bedrooms and bathroom are

to the left of the house. Each of these rooms has large sliding door closets insuring adequate space for a large family, plus sufficient room for guests. The window arrangement in the three bedrooms offers ample unbroken wall space for pleasant furniture grouping. The colored tile bathroom has a glass installed shower, built-in hamper and colored fixtures.

For a home with individuality, The Continental offers a lot to be considered.

Mr. Tepman has put a great deal of thought and good planning into this low cost home. For economy and good design, then, The Continental seems to fill the needs of the average family with a preference for living in a relaxed mood. •



The kitchen above left, is arranged to save steps. Opposite the sink is a built-in breakfast nook.



Master bedroom, above, right, is off the hall. The center window placement permits decor variety.

A view of the second bedroom, right, shows corner windows, giving maximum of light and ventilation.



Home was originally designed and built for "Continental Woods" in Emerson, New Jersey. Rear view, below, shows setting and window wall.





Photos by Hal Kelly

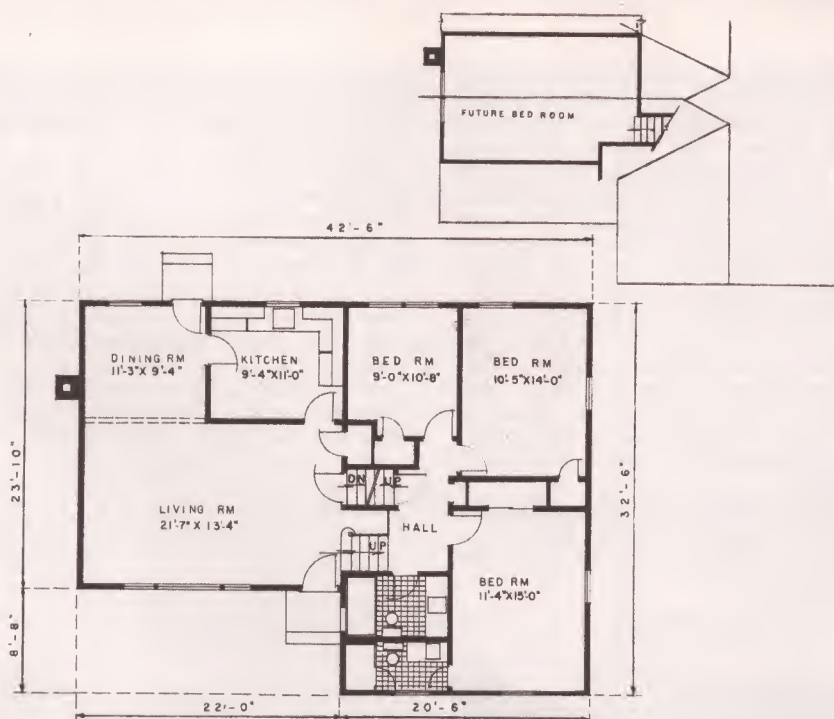
# The Commuter

**This roomy, seven-room split-level home offers many features that are planned with eye to convenient living and room for expansion.**

**T**HE HACKNEYED PHRASE "Can we afford it?" is entirely eliminated with the purchase of this house. It provides features that are pleasant to every member of the family from the well planned layout of the living quarters to the playroom behind the garage. The Commuter has been designed to grow as the family grows. The expansion attic provides adequate space for an additional bedroom. Plumbing facilities are available to make for a third bathroom in this expansion.

We enter the living room at the front of the house. The large windows on the front wall commands an excellent view of the front yard. In one corner of the living room we find a spacious guest closet. Through a large archway we find the dining area. The openness of these two rooms allows for a maximum of light and ventilation. The door to the backyard is in this dining area. To the right, we enter the kitchen. On the back and side wall we find the formica-topped counters, knotty pine cabinets, range, refrigerator and sink in an "L" arrangement leaving space for a complete dinette set. This room is expertly arranged to save steps making the work area not only practical but eye-appealing.

**Architect:**  
**Charles A. Wood**



#### SPECIFICATIONS

Floor Area—1,275 sq. ft.

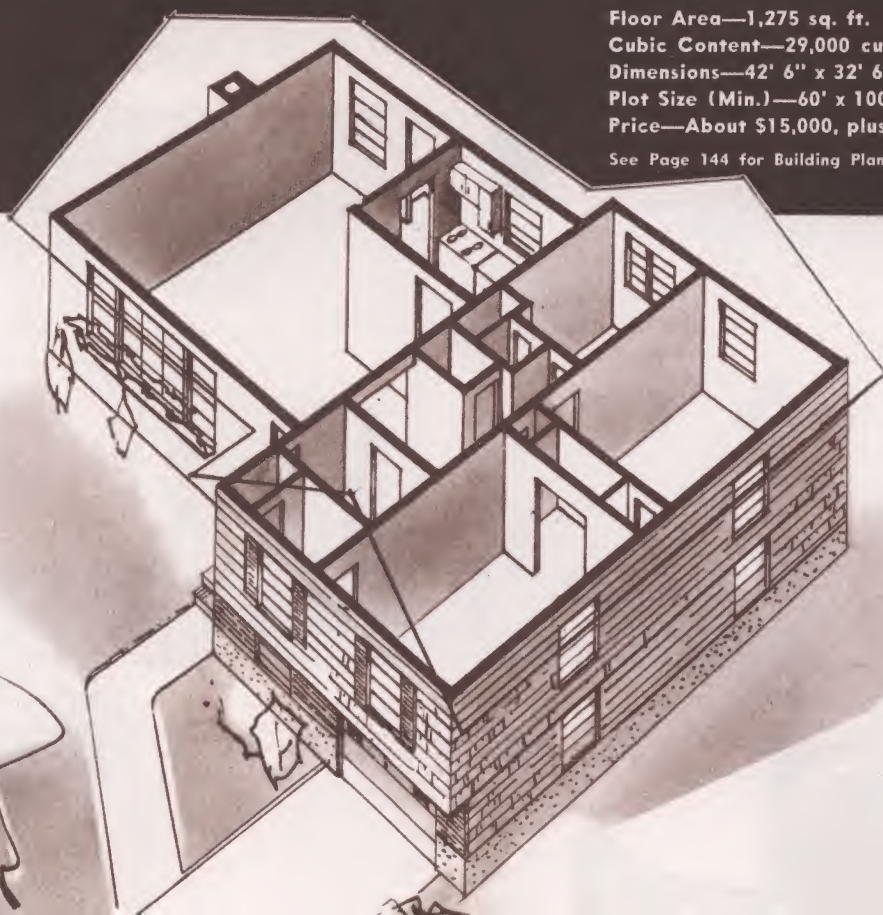
Cubic Content—29,000 cu. ft.

Dimensions—42' 6" x 32' 6"

Plot Size (Min.)—60' x 100'

Price—About \$15,000, plus land

See Page 144 for Building Plans



From the kitchen, coming into the living room we find the step-up arrangement to the sleeping quarters of this split-level home. The three bedrooms and two complete bathrooms are on this floor. All the bedrooms are large enough to accommodate all the essential furniture without crowding. The master bedroom, at the front of the house over the garage, has its own complete ceramic tile bathroom with stall shower and built-in vanity with mirror. The third bedroom has the special feature of built-in cabinets. This room is particularly adaptive to a television room with a built-in bar. Back in the hall again, we find the family bathroom. One wall contains a built-in, mirror-covered vanity.

On the lower level of The Commuter we enter the full basement. The hot water heating system is in the furnace room. In

back of the one car garage a children's playroom is located. With windows on both sides of this room it is well lighted and ventilated.

Simplicity and uncluttered design was the foremost thought in the planning of this home. This theme has been carried out in the choice of wood and asbestos shingles for the exterior finish of The Commuter. The use of asphalt roofing adds to the life-time of the house. Complete insulation with rock wool bats makes indoor living comfortable all year round.

At one time a four-bedroom, two-bathroom house was considered a luxury and only for the high income group. Today, with the use of newer, less expensive building materials and the science of exact planning, we find that The Commuter is a home well within the reach of the average family. •



This picture taken from front entrance, shows vast expanse of the living-dining area. Inset, left, taken from stairs to second level is pleasant view.





Note the built-in features of this room behind the garage. It is an ideal setting for relaxation.



The knotty pine cabinets around the sink are an attractive addition to this kitchen. The layout of the utilities allows room for a dinette set.



The master bedroom has windows on two walls for cross ventilation. A complete bathroom with a built-in vanity is an integral part of the room.



Photos by Hal Kelly

# The Weyford

With three bedrooms and one and a half baths, this split-level dwelling offers an extraordinary amount of luxury features at \$17,000, plus land.

**W**ISE PLANNING, with an eye to the needs of a growing family, is evident in The Weyford. Seven large, livable rooms are delightfully combined to form a house even the most esthetic-minded can be proud to call "home."

With a combination brick veneer and wood-and-asbestos-shingled exterior, this split-level dwelling is extremely well-styled for the city suburb. It can easily be accommodated on a lot 75'x100', leaving room to spare for pleasantly landscaped yards in front and rear. The roof is of asphalt shingle; rock wool bats serve as insulation.

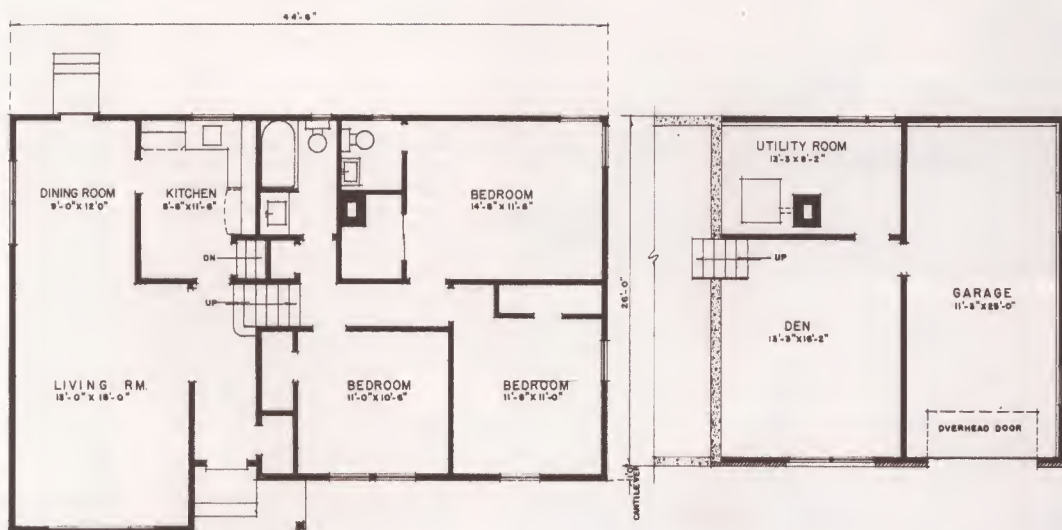
The sheltered brick and concrete front landing leads into a guest-closet equipped foyer. Left of this is the roomy (13'x18') living room, which boasts an expansive picture window flanked by two double-hung windows. A brick fireplace is optional; the owners of the illustrated house have installed one opposite the living room-foyer archway.

The dining area, conveniently adjacent to the kitchen, is well-lighted by a double window, and also has a door leading to the rear yard.

Knotty-pine cabinets abound in the beautifully planned kitchen;

**Architect:**

**Charles A. Wood**



# **SPECIFICATIONS**

**Floor Area—1,260 sq. ft.**

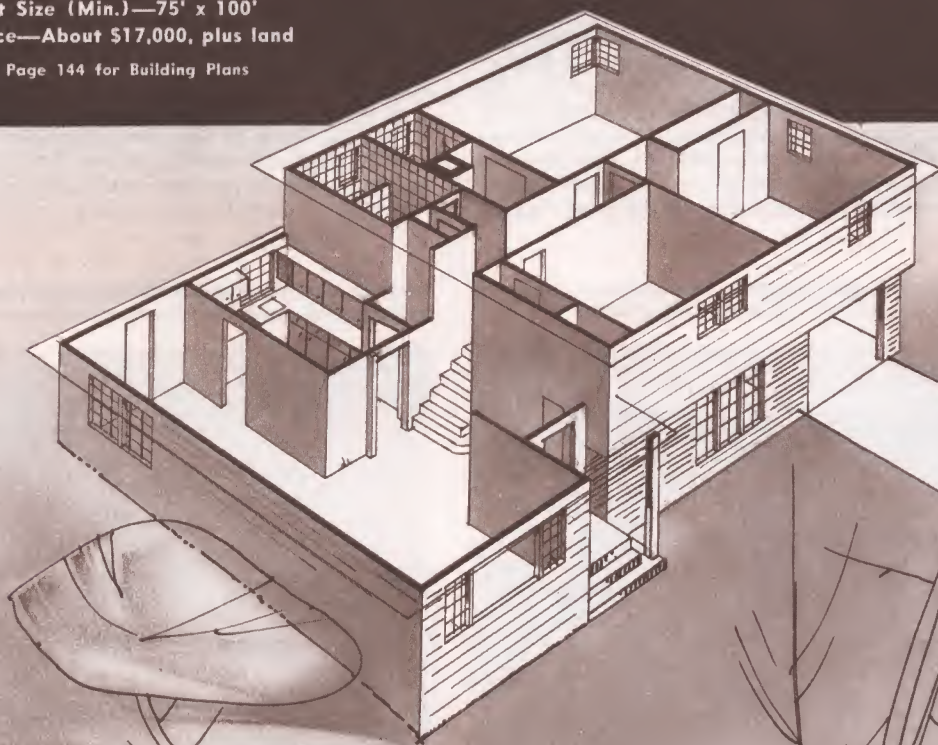
**Cubic Content—25,000 cu. ft.**

**Dimensions—44' 6" x 31' 0"**

**Plot Size (Min.)—75' x 100'**

**Price—About \$17,000, plus land**

**See Page 144 for Building Plans**





View of living room from the foyer archway; note the brick fireplace, optional for the builder. Window faces front.



At right is long view of the spacious living room; at the right is arch leading to the foyer. Door is to guest closet.



here a window overlooks the rear yard, and room is available for a dinette set.

The three large bedrooms are on the quiet upper level; each has an exceptionally large wardrobe closet. Both the full bath and the lavatory adjoining the master bedroom are finished in ceramic tile. An additional pleasing note on the bedrooms: the two larger ones have cross ventilation.

The lower level, reached through the kitchen, leads directly to the spacious den (facing front) and the utility room, which

holds the oil-hot water heating unit. Another door in the den leads to the extra-large garage.

A safe prediction for the prospective buyer of this home is that the den will fast become a favorite room with the entire family, and with the children in particular.

A floor of linoleum or rubber tile is in order, for here is the ideal spot for the harried mother to herd a group of children at play. It'll save wear and tear on the living-room furniture as well as mother's

L-shaped working area of kitchen is bordered by an expanse of knotty-pine storage cabinets.



The front bedroom, as seen from the doorway; room features cross ventilation. Floors are of select oak.





nerves. Game equipment, a bar, a TV set and appropriate furniture can easily be housed in this room.

Storage space, another must with any growing family, is at a maximum in The Weyford. For summer furniture, garden tools, bicycles, etc., the garage is the ideal spot with its extended length of 25 feet. More king-size storage space is available in the utility room, since the heating unit takes up only a small portion of the space here.

Construction expense has been kept to a minimum through wise design—and not at the expense of space or comfort. All plumbing used in the home, for example, is located at the rear of the home.

An added thought for those families considering a four-bedroom home is this one: the large den could easily be converted to use as an auxiliary bedroom. With this plan the wall between den and garage could be finished minus the door to the den to increase the privacy of the sleeping area. •

The exceptionally large den can serve as a TV and play room for the entire family; windows face front.

Rear view of The Weyford presents a balanced and well-built appearance; door leads to dining area.





Photos by Dan Rubin

# The Redwood

Well-named for its redwood exterior, this symphony in six rooms carries its wood theme from the kitchen cabinets to the bedrooms.

**T**HE REDWOOD, whose exterior material gives it its name, has a wood flavor throughout. The natural oak floors, the redwood fireplace wall in the living room and the knotty pine walls of the small bedroom make this home a most comfortable place in which to live. The wood theme is even carried into the kitchen where, in addition to the cabinets, the sink is enclosed in a warm pine built-in.

The Redwood, like The Westbury (page 92) was designed by a firm of architects noted for their "low cost" designing ability even in these slightly higher "priced" homes. Since the price of an item can only be judged high or low in cost depending on value received, The Redwood is definitely a low cost home. Its many sound, basic features will satisfy even the most discriminating builder.

An interview with Mr. Herman W. Neumann, one of the architects of The Redwood revealed many intelligent, foresighted views on designs for modern living that have been, we think you will find, applied to The Redwood.

As we enter the foyer we are struck by the open feeling of the entire living room. This is accomplished by the neat and interesting built-in flower box which shields the floor from drafts without cutting the area off from the main room.

The large, 18'-3"x23'-6" living room boasts a beautiful fireplace with a barbecue pit opening onto a large porch. The wall of the living

## Architects:

Ryder, Struppmann  
and Neumann



room is wood paneled over the fireplace. The stairwell leading up to an expansion attic is separated from the living room by means of a series of wood columns. The dining area, 9'-0"x12'-7", just off the living room, has floor-to-ceiling windows to make this room a most pleasant place in which to eat.

The kitchen, the walls of which are lined with wood cabinets, is very compact—11'-9"x12'-0". Work area in this kitchen is so situated as to eliminate wasted steps. On one wall we find an "L" shaped snack bar.

While all three bedrooms are on the first floor, the master bedroom is a large 11'-3"x18'-0". The ranch windows are placed high so that furniture may be arranged underneath with little or no loss of wall space. The closets, incidentally, are "walk-in" size. This bedroom has its own bathroom with stall shower and lavatory.

The second bedroom measures 11'-3"x12'-7". This room is very well propor-

tioned for functional arrangement of furniture. Closet space in this room is very ample.

The third bedroom, 11'-0"x11'-3", is tastefully done with wood paneled walls. This room could be used as a den or television room. It can also be used as a guest room. If you will note the floor plan, this room has two doors; one leading into the living room and the other to the hall.

The bathroom is quite large, complete with stall shower and built-in vanity. The placement of this room is convenient to all three bedrooms.

The porch, situated to the rear of the garage, has an exceptionally fine barbecue pit. This is ideal for outdoor summer living. The room is easily reached from the kitchen for summer entertaining.

The Redwood should be built on a minimum plot 80'x100' since the overall dimensions are 64'-10"x46'-6".

The Redwood should not only be fun to build but a delight to live in. •

This large, airy living room measures a healthy 18'3" x 23'6". The fireplace wall with its stone and redwood textures adds to the spaciousness already enhanced by the open stairs and picture window.



Looking past the stairs leading to the expansion attic, we get a full view of the exceedingly well-placed dining area. Measuring 9'0" x 12'7" this space is near enough to the kitchen for easy service yet close enough to the living room for accessibility. Large windows make room.



This truly modern kitchen arrangement takes many important features of good kitchen design into consideration. In addition to an ample amount of cabinet space, all tastefully rendered in the warm tones of knotty pine, sufficient working room has been made available.



This view of the middle-sized bedroom has been provided, due to lack of space, to show that all three of the sleeping quarters have been provided with plenty of space. Note how treatment of higher ranch windows does not eliminate usefulness of valuable wall space.



This smallest-sized bedroom with its walls of knotty pine doubles as a guest room or a den in the small family, as the most sought-after room in the family with a larger brood. Equipped with an extra entrance to the living room, it is within easy access of the larger bath.





# The Westbury

A unique home utilizing every bit of available floor space to best advantage. The "T" formation and varied roof levels is different.

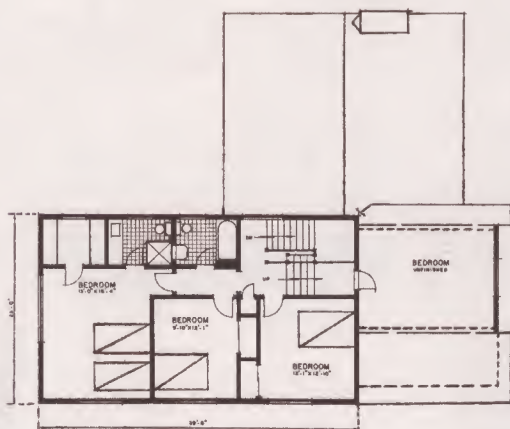
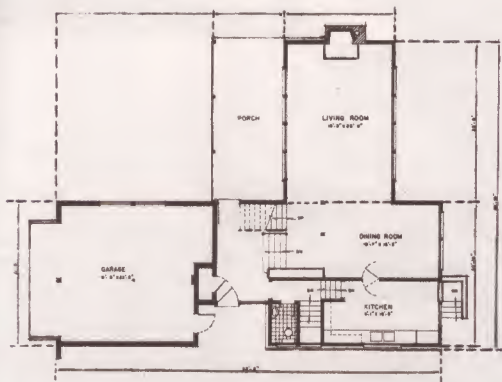
**T**HE WELL-DESIGNED LAYOUT of The Westbury affords the most in spacious living and graceful lines. The incorporation of the two-car garage underneath the bedrooms utilizes otherwise wasted floor area and therefore reduces costs without sacrificing room.

As we enter the foyer from the covered porch we are met with a breath-taking view of the stepped-up living room and dining room area. The living room is in a "T" formation to the front of the house. The one wall on the left is completely glass from floor to ceiling, lending a bright and cheerful atmosphere to the room. On the opposite wall is a bank of high ranch windows with built-in fluorescent lighting. This not only provides the necessary balance to the room, but allows for interesting furniture arrangement. On the far wall we find a magnificent fireplace built into a solid mahogany wall. The fireplace is flanked on both sides by bookcases and cabinets. Looking back into the living room we see the dining room separated only by a wide arch. This gives tremendous depth to both rooms and the expertly planned windows provide exceptional brightness and ventilation to both areas.

A door from the dining room leads into the kitchen. Over the sink is a double steel casement window providing a cheerful view of the

## Architects:

**Ryder, Struppmann  
and Neumann**



# **SPECIFICATIONS**

**Floor Area—2,198 sq. ft.**

**Cubic Content—27,000 cu. ft.**

**Dimensions—55' 6" x 44' 0"**

**Plot Size (Min.)—100' x 100'**

**Price—About \$26,000, plus land**

**See Page 144 for Building Plans**





outside gardens. There is a maze of cabinets both above and below the sink. There are three entrances to the kitchen. The service entrance is to the side of the house. The extra entrance is from the main foyer itself, past an extra bath installation and cellar entrance. With all of this there is still enough room for dining in this area. To the right is a door leading to the back yard.

From the stepped-up entrance to the living room, dining room and kitchen, we

see another open stair well leading to the next level on which we find the three bedrooms and two baths. The master bedroom has window space on three sides, with still ample unbroken wall space to accommodate all the necessary bedroom furniture. This bedroom has its own huge bathroom with stall shower and built-in vanity. Its bathroom is backed-up to the family bathroom, thus cutting cost on plumbing bills. The central hallway then permits entrance

Below is the foyer with stairway up to living room and bedrooms on upper level. Note lavish beams.

Compact kitchen unit, below, with the doorway leading to entrance and bath. Dining room to right.



View of the living room, left, shows fireplace built into the mahogany wall. The fluorescent lighting is built into windows.

Huge window occupies side wall of living room. Doorway opens to dining room and large foyer. Open covered porch is at right.

The builder has finished off the small room over kitchen and the dining area into comfortable den.

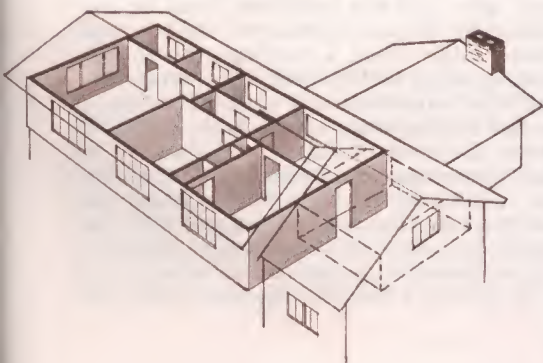


into the other two bedrooms. Both of these rooms have their equal share of closet space and comfortable window arrangement.

If the necessity should arise, there is still room for expansion in this already over-sized house. The area over the kitchen and dining room may be finished off into an extra bedroom or just a den "to get away from it all." On the other hand, this makes excellent sleeping quarters for

the maid if the budget includes a servant.

The Westbury has a full basement reached from a hall off the foyer. At any time, this could be finished off into a recreation or activities room and still not interfere with the heating room and air-conditioning unit. The interior has plaster and mahogany walls. The entire dwelling is insulated with rock wool. For those who want an expansive yet not expensive house, The Westbury is it. •





# Air-Conditioning Your Home

**A house designed to keep out sun and moisture  
is the key to an inexpensive cooling system.**

**O**N A SIZZLING JULY DAY last summer cooling experts from the National Warm Air Heating & Air Conditioning Assn. arrived at a plush, \$100,000 air-conditioned house in Ft. Worth to probe a peculiar complaint. With 103° outside, inside temperature was down to 76°. But relative humidity was over 80%—more humid than outside!

"We can't live here, it's too damp," cried the homeowner. The air-conditioning system had been installed by a reliable firm and its engineers were baffled.

After an investigation, mud and water were found in the crawl space under the house (from lawn sprinklers). Despite tar paper vapor barriers under the finished floor, the investigators suspected that this ground moisture was soaking into the house. So they tried lapping heavy 55 lb. roll-roofing paper over the crawl space ground.

Two weeks later the house had dried out and relative humidity had dropped under 50%. And where the house had had a dangerously wet wood condition before, the structure was now safely dry.

This true story nails down the fact that crawl space houses need a *heavy* vapor

barrier over the ground. Even more important is the fact that this incident strikes at the heart of all home air-conditioning problems: *the right house design for cooling.*

One top-flight engineer puts it this way, "Proper house design for cooling is as important to you as streamlining is to an airplane. In an airplane the nose is rounded, the fusilage is smoothly curved, wings are swept back and so on—all tailored to cut down sharply on air friction and get top speed and maximum range from the lightest engine."

By the same token your house can be tailored to cut down sharply on its summer heat gain—all the heat that must be removed by the air conditioner. An average house might need a cooling system that costs as much as \$2,000-\$2,500. "Streamlining" the house can level its total heat gain so that cooling costs will be as little as \$750 (over the price of heating, of course). In fact, every time you cut the heat load on the air conditioner by 1,000 Btu's you cut the installed cost for cooling roughly \$50, the operating cost \$3 to \$5 a summer (depending on local water and power rates).

A Btu is a British Thermal Unit, the



Twin heating and cooling units can be attached to same ductwork as in G.E. installation shown above.



Salt Lake City home utilizes cooling unit seen at left. Overhanging roof serves as a window canopy.

Drapes, spreads and thick carpeting can be used during the summer when home is air conditioned.



standard measurement of heat in air conditioning. Engineers add up a house's summer heat load in Btu's—the greater the sum, the bigger the cooling unit needed. Therefore, the more you whittle down your Btu load the greater your savings. Furthermore, engineers cite four key points of house design where you can make the greatest savings:

1. *The roof* should be well-insulated and ventilated because overhead summer sun pours as much as 30,000 Btu's through the average un-insulated roof in a single hour. Shingles get as hot as 180° and the attic air beneath has registered as high as 155°. Best defense against this heat load is at least 4 in. of insulation spread over the ceiling. In many cases 6 in. of insulation will pay off.

Or you might consider putting aluminum foil insulation over the ceiling. It reflects about 95% of the heat radiated from the hot roof above. Foil has shown up extremely well for home cooling in tests by The National Bureau of Standards.

In addition, attic ventilation can eliminate 20% or more of the heat that gets through the roof. This is achieved with large gable vents at each end of your attic.

Then outside air can provide a natural air wash over the ceiling. Leonard Haeger, research chief of the National Association of Home Builders, recommends 100% louvred gables for every house. (And these vents are just as important in winter because plenty of air flow is a good antidote for attic condensation in cold weather. If the ceiling is properly insulated the difference in heating costs will be too small to matter.) All told, 6 in. of insulation and a good air wash will slash a 30,000 Btu load to under 1,000 Btu's an hour.

2. *Windows* should be shielded from direct sun and insulated with double glazing because glass lets in 35 times as much heat from the sun and ten times as much heat from hot outside air as does insulated wall. In short, direct sun shining on a window pours heat into a house virtually unchecked. You might as well start a fire as far as the air-conditioning unit is concerned.

The most fashionable shading device for glass is the use of wide overhangs. These, however, are more effective over south windows than over east and west ones, because the morning and afternoon sun comes in too low for even the widest



Cooling unit (right) can be installed separately.



Home of Mr. and Mrs. H. G. Woodfill, Daytona Beach, Fla., is fitted with G.E. model shown at left. The shaded porch and trees filter strong sun.

overhang to do any good on the east and west. Here the solution requires shading by trees, shrubbery, outside blinds or trellises. Engineers also recommend that on hot days venetian blinds be kept fully drawn over all big windows, whether exposed to direct sunshine or not. Reason: reflected glare from sunshine can add substantial heat even through north windows.

Now let's consider the heat that penetrates glass just from the hot outside air alone. Take double glazing, Thermopane, Twindow, or just storm sash, which let in almost as much *sun* heat as single pane glass. But double glazing lets in only half as much *outside air* heat as single glazing. Especially in houses with a lot of glass area double glazing can cut the over-all heat gain appreciably—by as much as 5,000 Btu's. And at \$50 saved per 1,000 Btu's your air-conditioning cost is reduced by \$250.

On the other hand, double glazing is roughly three to four times as expensive as single. So it will hardly pay its own way for summer cooling alone. But in a two-season climate—hot summers, cold winters—double glazing will have two

chances to pay off because of the winter fuel savings that also result. Moreover, it puts an end to all the bother that storm sashes involve.

3. *Walls* should contain three inches of bulk insulation or its equivalent. This is less insulation than a roof needs because the sun never shines full on more than one wall at a time, never obliquely on more than two. Even so, direct sun can heat up a dark wall to 150°. Heat from outside air also presses continuously through the walls 24 hours a day. As an average house has some 1,000 sq. ft. of wall area the total heat flow through uninsulated walls can climb to 10,000 Btu's an hour. With 3 in. of wall insulation this peak heat gain can be sliced to a mere 800 Btu's.

A heavy blanket of insulation for walls and roof may boost your over-all house cost by a bare 1½%—about \$300 in all for a \$20,000 house. Figure in the big cooling savings that result plus the added dividend on heating costs and it is clear that this investment will speedily pay for itself.

4. *Moisture* in a house, the last key point of design, is critical because recent research indicates it ends up being about 25% of your total heat load. This is a two-fold problem to lick: your house envelope should be lined with a good vapor barrier to keep out moisture from high humidity outside air and from wet ground around your house. Secondly, a large amount of moisture is generated inside a house by cooking, bathing, clothes drying, etc. You can vent this moisture before it puts a major humidity load on your cooling unit.

The case of the canvas shower curtain



Combination living-dining room of Woodfill home can be merged with porch when air-conditioning is off.

vividly points up the importance of all moisture control. This time engineers were called in by a puzzled homeowner who said it was "too hot" during the morning. But the air conditioner kept the house perfectly cool when outside temperature climbed over 100° in the afternoon. Instruments showed that humidity inside the house jumped way up around 8 a. m.

The trouble was finally traced to the bathroom where each morning the family took showers. It turned out that a canvas shower curtain was soaking up shower water. This moisture evaporated into the house all morning long. Result: high inside humidity. Solution: the family got a non-absorbing plastic curtain and the high-humidity condition was brought under control.

Here are some other tips to follow in all houses:

- Engineers recommend a vapor barrier on the inside of all walls—the warm side in winter, and just over your ceiling; i.e., under the insulation. Many kinds of insulation come with a layer of foil on one side to serve as a vapor barrier. Or

aluminum foil insulation by itself is a first rate barrier. This barrier completely stops moisture from being drawn into your house.

- A kitchen exhaust fan will remove not only heat but also the large amount of moisture generated by cooking. Best place for this fan is in the ceiling right over the range. To keep from drawing too much cool air from the rest of the house, a nearby kitchen window should be cracked open a few inches for replacement air when the exhaust fan is on.

- In basement houses the cellar must be kept dry. Otherwise vapor will be sucked up into the house as in the Texas house with a wet crawl space.

- A clothes drier should be vented to the outside with sheet metal pipe because the drying process gives off up to 12 lbs. of moisture an hour. Even when a clothes drier is in the basement it should be vented.

If you incorporate all of the above factors in your house an air-conditioning system will cost the very minimum. And the real beauty of the whole thing is the handsome dividend you get yearly in low cost sum-



Typical installation of Westinghouse Air-to-Air Heat Pump is shown in garage of a Florida home.

Compact water-to-air heat pump is only 27 inches square, 67 inches high. Cooling agent is well water.

mer and winter comfort. An investment.

After your house is designed properly for air conditioning the next step is to get the right kind of cooling unit. In a new house engineers say the cheapest kind is obviously the combination package. This type incorporates all components for heating and cooling in one shell. You can choose a unit that uses either gas or oil for heating and the usual electricity for cooling. Warm air in summer and cool air in winter is delivered through the same ducts. All service is handled by one firm which is responsible for year round operation.

One company, Servel, even makes a package that heats and cools by means of gas. For cooling it employs a scaled-up version of the same compressor used in gas refrigerators. This is nice if you live where cheap natural gas is available. The same unit can be fitted with an oil burner for heating and cooling. This kind is a natural if: 1) your house is in the country out of the range of city gas mains; and 2) if you do not want to foot the bill to bring in the extra electrical lines which often are needed for straight electrical cooling.

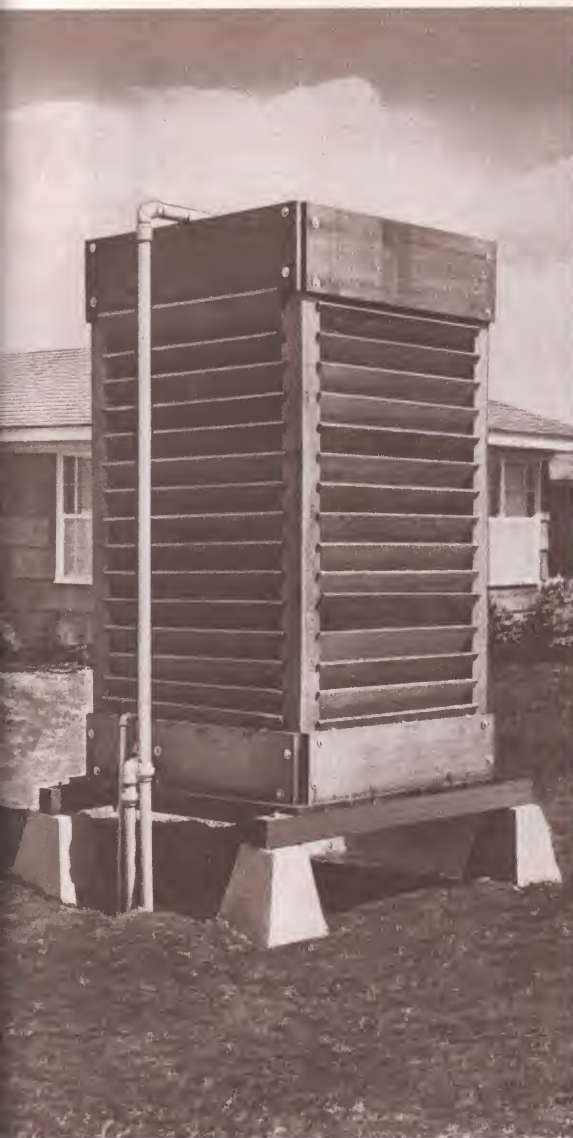
Another type is the so-called mated units. A matched cooling section is set beside the heating section. A damper channels the air through the heater in winter, the cooler in summer. Mated units are good bets if you put off air conditioning until later. You can install the right heating section now, simply add its cooling twin later.

Most publicized new type of year round unit is the heat pump. There is an air-to-air model and a water-to-air kind, both of which eliminate the cost of a chimney. The first works solely on electricity all year round. It releases house heat to the outside air in summer, extracts heat from out-



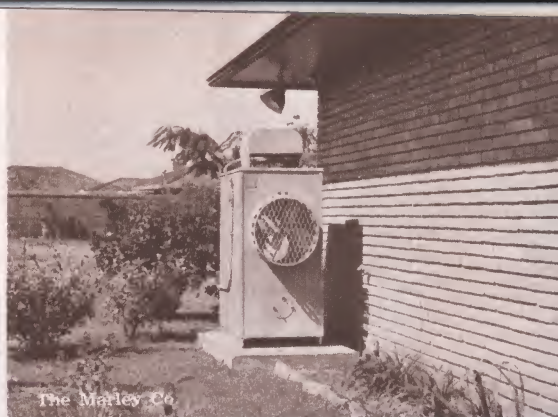
side air in winter. Made by both G. E. and Westinghouse, this all-air kind can be fully installed in up to about an 1,800 sq. ft. house for \$2,500, bigger ones for larger houses run from \$3,500 to \$4,500 depending on the house. To keep down winter operating costs, a well-insulated house is essential because heating is, in effect, by means of electricity. However, summer running costs are competitive with regular cooling units as the heat pump is basically a standard air-conditioning unit.

The water-type heat pump is cheaper to install but it needs a constant source of water for operation. It is therefore especially suitable for such places as Florida,



Long Island and the Midwest where well water is plentiful. Made by such firms as Acme Industries, American Coils Co. and Typhoon, this water type can be fully installed in up to 1,500 sq. ft. houses for \$1,750, in larger houses for as low as \$2,300. These prices include the heating cycle and also the cost of a shallow 25 ft. well; naturally a deeper well will boost the price somewhat. Both types of heat pumps are illustrated on these pages together with photos of conventional cooling units.

Except for the air-to-air heat pump, water is almost always a major cooling consideration. Certainly the cheapest, most efficient method of cooling is to run



**Forced draft cooling tower employs propeller fan. Heat-laden water from house is sprayed in tower.**

**Atmospheric cooling tower has no fan, relies on outdoor air to cool warm water from conditioner.**

city water through the unit to carry off the heat extracted from your house. Moreover, this water can do double duty; it can be sprinkled over your lawn after it leaves the air conditioner. In many places city water can be used with no strings attached. Even in hot weather belts water bills will not top \$5-10 a month. On the other hand many towns charge dearly for water, some add an extra sewer charge and others have laws restricting water use for air conditioning.

Generally speaking, you can use cooling water freely without getting into a high cost bracket if your water rate is no more than 20c a thousand gallons. Otherwise it pays to add a water saving device to your cooling system. One common type is the cooling tower. It continuously cools warm water (piped from the air conditioner) by means of outside air breezes. Then this water is pumped back to the main unit to pick up more heat. This recirculating process saves 95% of the water normally needed for air conditioning and reduces your water bill accordingly.

Many firms make special types of water savers called air-cooled condensers which are designed to work hand-in-glove with their particular brand of air conditioner. They need no water whatever. Like cooling towers they cost about \$250 to \$500 according to how big a cooling unit they go with. However, in high water cost areas they will pay for themselves within a relatively short period, usually three to five years.

Most home air-conditioning units are made in sizes of 1½ to 7½ tons. The word tons refers to cooling capacity. Roughly each ton requires one horsepower of mechanical energy. For instance, a 3-ton unit is driven by a 3-horsepower motor. Ob-



N. Y. Steam Corp.

viously the bigger the unit the more its cost. And as houses vary so much in construction, location and orientation, only an air-conditioning man can tell how big a unit you need.

Moreover, equipment cost is only about half the total cooling price; the rest goes for installation. This covers wiring, piping and ductwork—the last being the most important.

Ductwork can be a complex thing because a house needs a bigger volume of cool air supply in summer than the volume of warm air needed for heating the same house in winter. Secondly, remember that warm air rises, cool air falls. When the same ducts are to handle both heating and cooling they must be designed to reconcile these opposite characteristics of air. To play safe it is best to put your ductwork design in the hands of an expert, but here are a few suggestions culled from actual experiences:

1. Ductwork should be laid out when your house is on the drawing board. When ducts are an afterthought it's almost as hard to install them as it is to add the basement after a house is up.

2. Avoid running ducts through hot, un-air-conditioned spaces like an attic. Even if the ducts are insulated much cooling effect is lost.

3. For top efficiency at lowest cost, try and spot the air conditioner near the center of your house. This provides the shortest air route to all rooms and cuts down on long expensive duct runs.

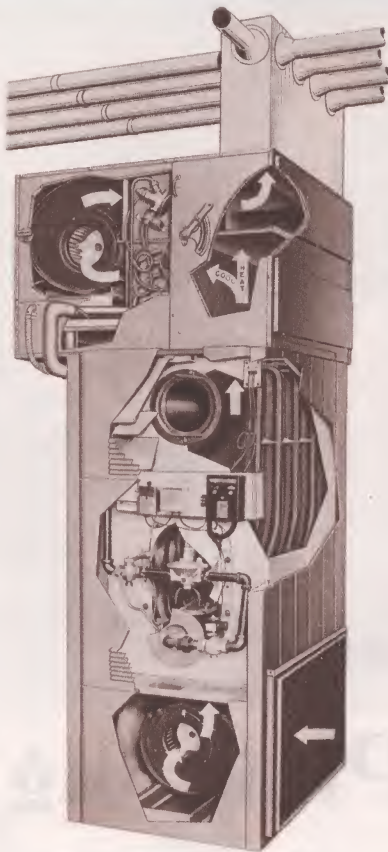
4. In the North heating needs should not be subordinated to cooling. For instance, basementless houses built on a concrete slab often need perimeter heating with slab-embedded ducts to prevent cold floors. On the other hand, some authorities say that cooling ducts should run overhead and spill air into a room from ceiling height. To avoid two separate sets of ducts, perimeter systems can be adapted to cooling by increasing the number of slab ducts and outlets.

5. In the South, where winters are not severe, your ducts can feed warm and cool air into rooms from outlets high on an inside partition. This cuts down on the amount of ductwork needed since you eliminate the spoke-like duct runs to all outside walls needed in colder climates.

Left. Large modern home in Texas is air conditioned by 5-ton unit in a central utility room.

Right. Small-pipe air conditioner consists of a regular furnace topped by cooler with 3-inch ducts.

Radiator-type conditioner under window connects to boiler and refrigerating machine in basement.



Ductwork is so important it must be considered beforehand even if you decide to put off air conditioning until sometime in the future. Take many existing warm-air heating systems: Unless the ducts were originally designed with an eye to cooling they may require drastic and expensive changes to convert them for air conditioning. You can neatly avoid this expense by pre-planning for air conditioning.

Now look at the electrical wiring you will need. As a rule-of-thumb any modern house planned for cooling should have a main electrical board of at least 150 to 200 amperes capacity. Price-wise you can put in this size board for only \$50-75 more than normally needed without cooling, if it is done in the beginning. If you wait until you add air conditioning the cost of changing to a bigger board can zoom to four times this cost.

Finally, how much does air conditioning cost to operate? More and more first hand reports indicate that running costs are surprisingly low, much lower than most people believe. Generally speaking summer bills are no larger in the South than heating bills

are in the North and vice versa. Seven-room houses in hot, humid Philadelphia are being cooled for \$50 a summer, similar sized houses in Pittsburgh for about \$45. In each case these figures are for houses that use cheap city water.

In Texas moderate sized houses are being cooled seven months a year for as little as \$75 to \$100 a season. Almost all of this goes for electricity as water savers are used almost everywhere in dry Texas.

After closely studying actual cooling costs in a variety of houses around the country one large firm offers this rule-of-thumb. Electrical operating bills for cooling will run from \$25 to \$40 a season per each ton of unit capacity. Thus a two-ton cooling unit will cost \$50-80 a year for operation, a three-ton unit \$75-120. The farther north you are, the more your bill will lean toward the lower figure.

Most important, however, it must be stressed that operating expenses are tied directly to your house design. The more insulation and the greater emphasis on cutting your house's heat load, the smaller the unit needed and the lower your costs. •



# Planning Your Kitchen

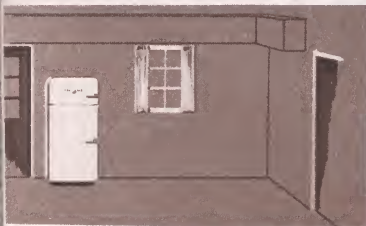
Living space as well as cooking space should be planned as part of your modern kitchen—an activity center and multi-purpose room.

By Harold E. Diamond, A.I.A.

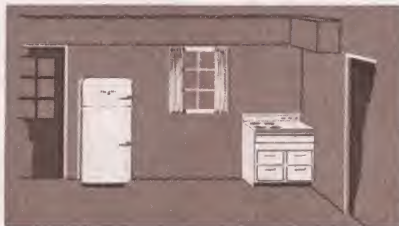
**T**O SAY the home builder or buyer of today is kitchen-conscious is an understatement. The American public is kitchen-happy, and for most, a modern efficient kitchen is a must, even at the cost of sacrificing some other elements of the new home.

The home maker wants a modern kitchen but it is not the quantity of equipment, the rows of cabinets, or the space of a small ballroom (that is the way it sometimes looks in some of the pictures) that makes

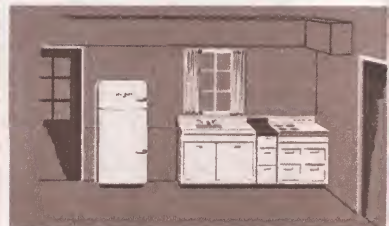
a kitchen modern. The modern kitchen is the result of careful study and planning. It is the result of utilizing space to the best advantage. It is the result of selecting the component parts with great care and thought. It is the result of making the most of each dollar spent. Time and time again the more budgeted family has achieved a far more modern and better working kitchen than the more well-to-do family, because the budget itself worked to advantage. A budget will often make people



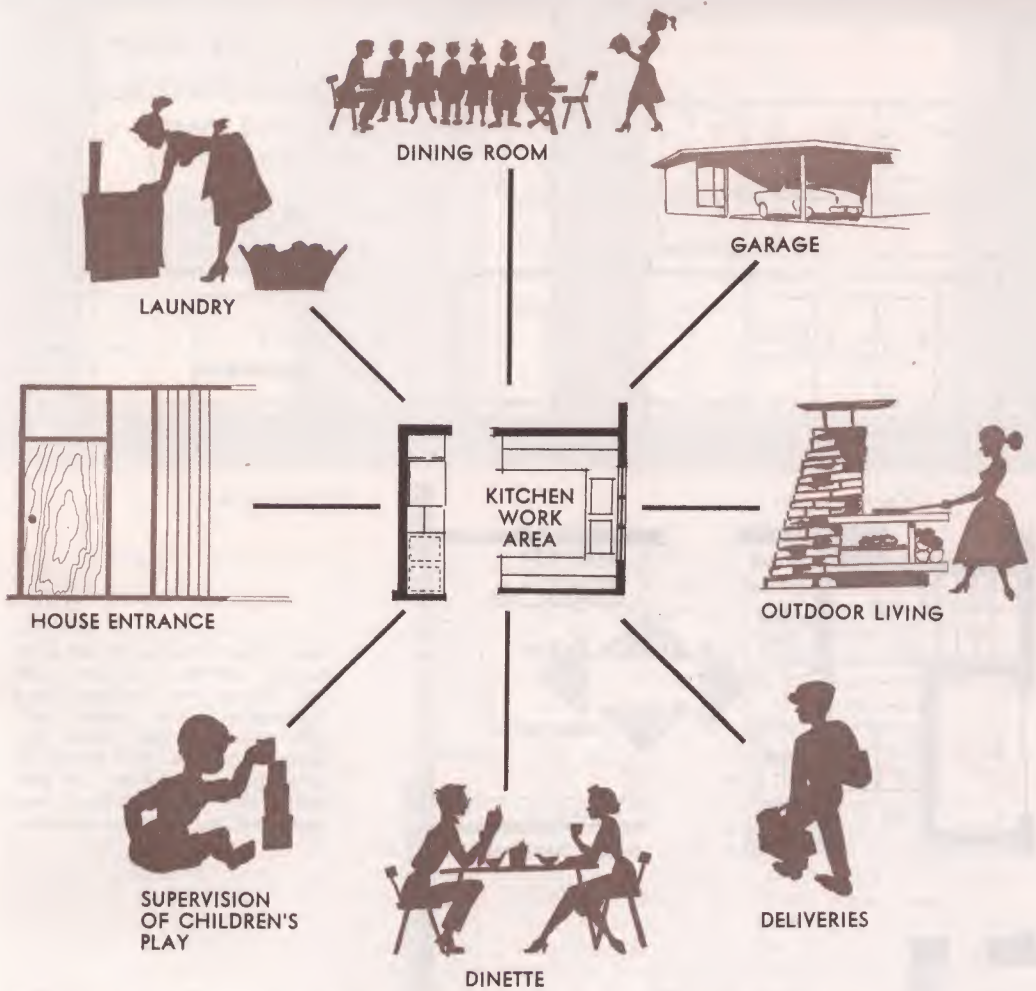
For efficient positioning, place refrigerator next to service door.



In a one-wall arrangement, next place stove near dining-area door.



Sink fits well between these two appliances and is handy to both.



select with more care. It can help them eliminate the nonessentials.

Then how do we go about designing the modern kitchen for the new home, or altering one in the old, or recognizing one in the home we may buy?

Do not begin with the kitchen itself. Instead examine the relationship of the kitchen to the rest of the house, for while the kitchen is, of course, a most important part of the house, it is only a part, and no matter how perfect in itself, if it does

not fit into the house properly it cannot serve the family well. We can go even further than this, and study the relationship of the kitchen to the lot or property. How is the kitchen oriented, for instance? What about the neighbors? The street? In setting up certain desirable relationships between kitchen and the house and lot, we should consider the following:

The kitchen should be immediately adjacent to the dining room or dining area. It may be necessary to have the kitchen



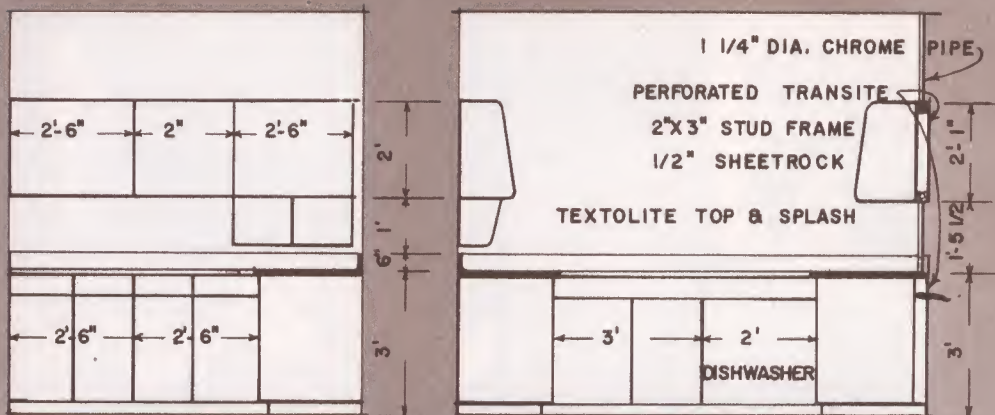
Work surfaces and storage spaces are essential. Place these next.



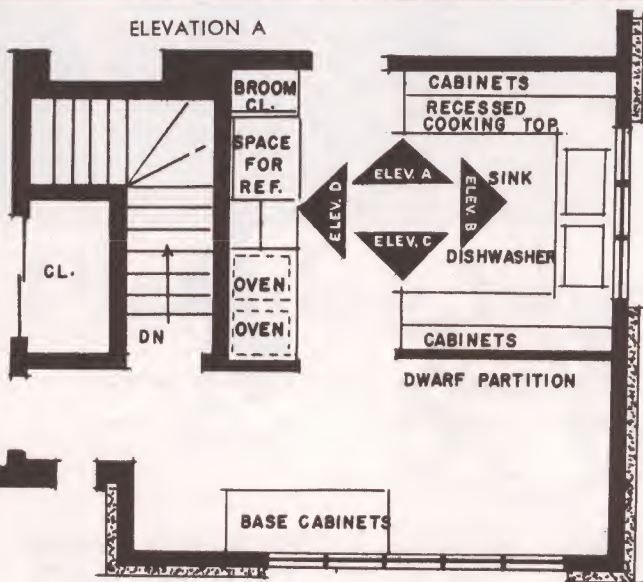
With room for an L-shape plan you can add storage and shelf spaces.



Make a U-shaped kitchen with corner units if space is available.



ELEVATION A



ELEVATION B

Here, above and at left, are plans for the kitchen described in the text. Space was provided for a dishwasher, deep freezer, wall-type ovens, counter range. Windows above sink allow housewife to watch her children at play while she works. Dinette was separated by a dwarf partition.

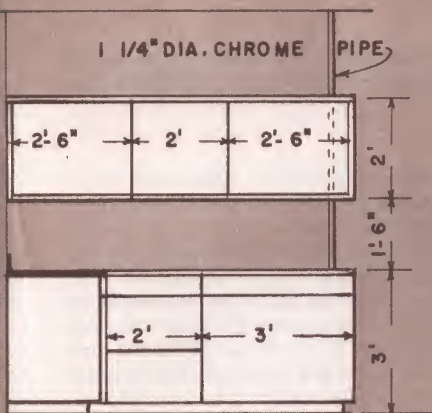
so arranged to provide for easy service to more than one dining area. In addition to the usual dining room there may be a breakfast room, and perhaps there is provision for outdoor eating.

A well planned house will provide independent access to the kitchen from the bedroom or living areas. By that it is meant that a living or dining room or some other room will not become a corridor for traffic to and from the kitchen. And it is important that the kitchen work area, particularly, does not become a corridor between two other areas of the house, such as the laundry or cellar and the bedroom wing, or serve as a corridor from the outside yard to the rest of the house.

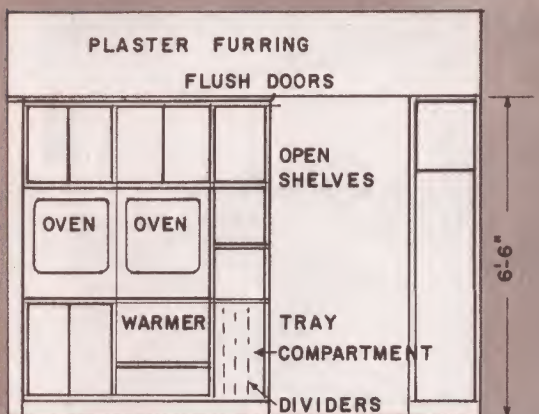
Now what about orientation? North light is a good working light, and this can often be achieved fairly easily if the living rooms

are given the very desirable southern orientation. However, a certain amount of sun should reach the room some part of every day, and since most families breakfast in the kitchen itself or in a dinette area that is really part of the kitchen, the morning sun from the east would be most desirable, particularly in the winter months. Schematically speaking, these relationships can be expressed by a diagram, with the kitchen as a hub of a wheel, and access to the other elements the spokes.

But all these spokes, unless handled properly, can work to a great disadvantage. If we were to provide separate access to each of these elements we would end up with a kitchen having walls lined with doors. What we must do is group our spokes to give us a kitchen work area that is continuous and uninterrupted by these



ELEVATION C



ELEVATION D

very spokes that are so important. Continuity of work space is a prime factor within the kitchen itself, and this same problem of continuity can work at opposite ends to these other relationship problems. This brings us to the kitchen itself, what we put into it, and arrangements we make.

The kitchen is a room that is built around specific equipment. The ideal work area has the maximum of equipment within the minimum amount of floor space. As long as the family budget permits, theoretically the more equipment in the kitchen the merrier. But more and more equipment pushes out the kitchen walls, and besides increasing the cost of the room it increases the number of steps required between one appliance and another and increases the amount of floor to be cleaned and polished. So while a specific appliance may do a particular job in easing the housewife's daily duties, its net result may not be as great as one might think, because of the added steps, the added cleaning, and the added complication of having just one more item in the kitchen.

As the basis for the placing of equipment and appliances in the kitchen we should analyze the functions they will be required to perform. What goes on in the kitchen can be grouped into the following categories: storage, food preparation, food serving, and cleaning up. Since storage is not an independent function, but is directly related to the other categories, we will treat storage as it applies to the problems of preparation and serving.

The primary purpose of the kitchen is, of course, food preparation. For that we must have the sink, the range, one or more ovens that may be combined with the range, a general work counter, and ample counter space immediately adjacent to each

of the appliances for pots, utensils and other items used to prepare the meal. This matter of having counter space adjacent to the range and sink cannot be overstressed. It can make all the difference between a workable kitchen and one that is not. The storage in connection with food preparation is of several different types. We have cold storage in the refrigerator and perhaps a deep freeze as well. The refrigerator should be close to the mixing counter. The freezer, on the other hand, since it is used much more infrequently that the refrigerator, can afford to be some distance from the main work center if found inconvenient to have it right on top of everything else. The storage of dry food should be preferably in bins and compartments beneath the work counter so that it will take no more than the pulling out of bin or drawer to obtain what is needed. Those utensils required in connection with the range should be right at the range. Those needed for mixing should be at the work counter. The electric mixer, for instance, should be placed on a fold-away shelf immediately below the work counter. This shelf is very similar to a pull out typewriter shelf in secretarial desks, and most kitchen cabinet manufacturers make them. It is a marvelous type gadget for placing something where and when you want it in a hurry, and can be gotten out of the way very easily. Above the work counter in wall hung cabinets can be placed flour and sugar bins, with open shelving for the small packaged items.

In the main we can see that traffic in connection with food preparation is going to move from refrigerator, to sink, to range or oven. And since we are trying to avoid needless steps for the housewife, we want these three units within a few steps of each



A pull-out work shelf is a boon for the housewife when using mixer appliances or working seated.

other. You could draw a triangle and connect the centers of the range refrigerator and sink. In the well designed kitchen, the sum of the legs of this triangle should certainly not exceed twenty feet.

Food serving is generally most closely related to the range. Most of the foods served are cooked, and consequently they move from the range to the dining area. This means that the range should be the last appliance on the assembly line before the dining area is reached. It is important again to have ample space adjacent to the range for the purpose of filling platters, dishes, or soup bowls directly from the pot. This eases serving considerably. Dishes and other articles used in the dining area should be stored close to the range.

An example of one particular kitchen may best explain the important placing of appliances and equipment. The owners gave the architect pretty much of a free hand in planning this kitchen. However, they did want a place for informal dining as part of the kitchen area in addition to the dining area forming part of the living room group. They wanted to be able to see their children from the kitchen when they played out-of-doors. They wanted a freezer and automatic dishwasher, and they were also very much impressed with the wall type oven and set-in-type counter range, and asked the architect to study the possibilities of using this type of equipment effectively.

There is no question that the oven belongs at counter height, when considering the oven itself. The woman of the house knows how heavy a roast can be when lifted up from almost the floor level. The old type ranges with the oven mounted on top really had something. However, do not reject altogether our present day combined range and oven. It has accomplished a great deal in the way of packaging in a very small box—a box taking up very little floor area. A range with two ovens below requires a width of approximately forty inches, and a depth of about two feet. A set-in range with two wall ovens, on the other hand, requires more than twice the width in the same depth. And, of course, separate ovens and cooking tops are considerably more expensive, for you must also count the cost of the cabinets into which they are built. So we must analyze the particular situation to see whether the convenience of the wall type oven will be practical for the particular kitchen. For a family that uses the oven a great deal, it may be most important to have the oven in the wall, but for the occasional oven user the typical range may more than suffice.

This particular kitchen was designed for a family of four people—parents and two small children. The house was to be maidless. It is on a typical suburban street except for the fact that the street is a hilly one, and though the house is a one story affair, the garage was placed at the basement level immediately below the kitchen to take advantage of the change in grade. Consequently the kitchen is considerably above the adjoining grade level, which introduced certain problems of its own.

Let us look at the kitchen in relation to house and lot. The kitchen is in the front of the house, the windows in the dinette looking directly onto the street. The windows over the kitchen sink look over a play area, not part of the property itself but where the children can be expected to play. The dinette windows face directly east and thus the sun will stream through at breakfast time. The rest of the day the kitchen will have good even working daylight.

The kitchen has been divided into three distinct areas: the workspace itself, a dinette area, and a storage or pantry area not to be used for immediate storage.

The kitchen is accessible to both the front door and the rest of the house through the

Kitchen arranged in U-shape plan has work areas convenient to appliances. Note colorful ceiling.

door at the far left. The stairs to the cellar give access to both garage and laundry. Because of the height of the kitchen above grade, and because of the delivery habits of delivery men in that particular community, it was agreed to dispense with the usual back or kitchen door. Most delivery men, we discovered, come to the front door, even if there is a back door. We did, however, provide a package delivery unit in the outside wall, with doors at both the outside and inside of the wall, so that the milkman could leave his bottles, and others their packages, without disturbing the family. At the same time the box will conceal all these from the street until they are ready to be picked up.

The work area here is really a very private one, so that those who are not actually working in it, will not have to cross it at all. The work area is located between the more formal dining area belonging to the living room, and the dinette area, belonging to the kitchen itself. It will, therefore, be a simple matter to serve in either direction.

The family coming home by car will arrive in the house by means of the stair from the cellar, and if there are packages for the kitchen, it will be a simple matter to turn left and dump the packages on the nearest counter. Otherwise, they will turn right, and avoid disturbing any work that might be going on. Also, the family coming in for breakfast can go directly to the dinette table without interrupting the preparation in the work area.

An analysis of the work area itself will show that a great deal has been compacted in a very small amount of space, and that consequently the distance from range, to sink, to refrigerator, and back, has been kept at a minimum. There is a continual flow of countertop, so that one function can move easily into the next. There is ample counter space adjacent to the range and to the sink, where it is needed for serving and stacking. Adjacent to the refrigerator are built-in shelves, for the placing of bowls and dishes as they are removed from the refrigerator.

Storage facilities of all types are right in the work area, as can be seen in the diagrams. In order not to allow the work area itself to become too large, a certain amount of storage was provided outside of that area, but immediately adjacent. There is where a form of pantry area has come



about, with the deep freeze, and the wall counter under the large window.

Of course, there is another world altogether in the realm of kitchen design. Whereas the kitchen illustrated is made up of basic units to be found for the most part on the market, certain kitchens have been constructed at great cost, that have developed completely new principles of appliance and cabinet design. These kitchens might have, instead of the usual refrigerator, refrigerated drawers and compartments built right into the cabinet work.

What we have covered here is really only part of kitchen design, for while the layout is the most important, certainly, there are many more things to think about once the layout has been developed. We could spend considerable time discussing the use and application of various materials, or lighting, or color. But a great deal has been accomplished if the reader realizes from this article the important relationships within the kitchen, and between the kitchen and the rest of the house, and understands the very broad principle that any one part of the kitchen must be subordinate to its over-all workability.

While no kitchen is perfect, and this kitchen does not accomplish all of the points mentioned in the beginning of this article, it incorporates as many as possible. It is, for the most part, an efficient kitchen, designed for house and lot. •

DESIGNS BY

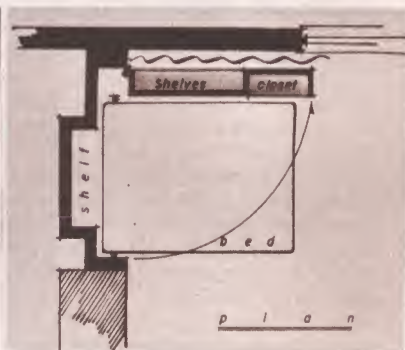
*Erin P.*

HERMANOVSKI



Above, a first cousin to the Murphy bed is this wall-folding unit. The base of the bed is finished in mahogany plywood to match other wood trim in the room. Below, the plan for the bed built-in. Order No. 1A.

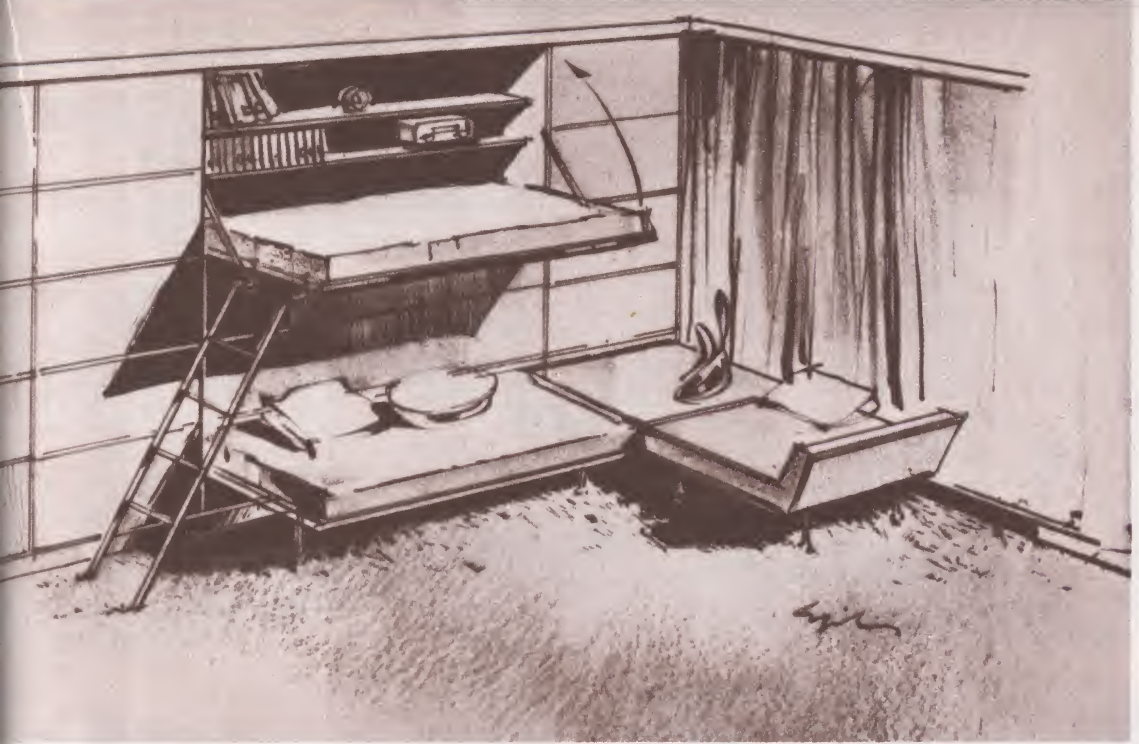
# An Album of Built-Ins



The amount of floor space and the value of your home go up with installation of built-ins; here are all types, from beds to bars.

**T**HE MOST SPACE FOR THE LEAST money seems to be the chief aim of the average home-builder. And this is exactly as it should be—with today's skyrocketing building costs (and today's enlarging families) the *space problem* is becoming more and more urgent. Space, as a word, has long ago left the realm of the Einstein set, who consider it in terms of Mount Palomar and light years, and has now entered the conversational domain of John Doe and family, who consider it in terms of where the new baby will sleep and extra

# An Album of Built-Ins



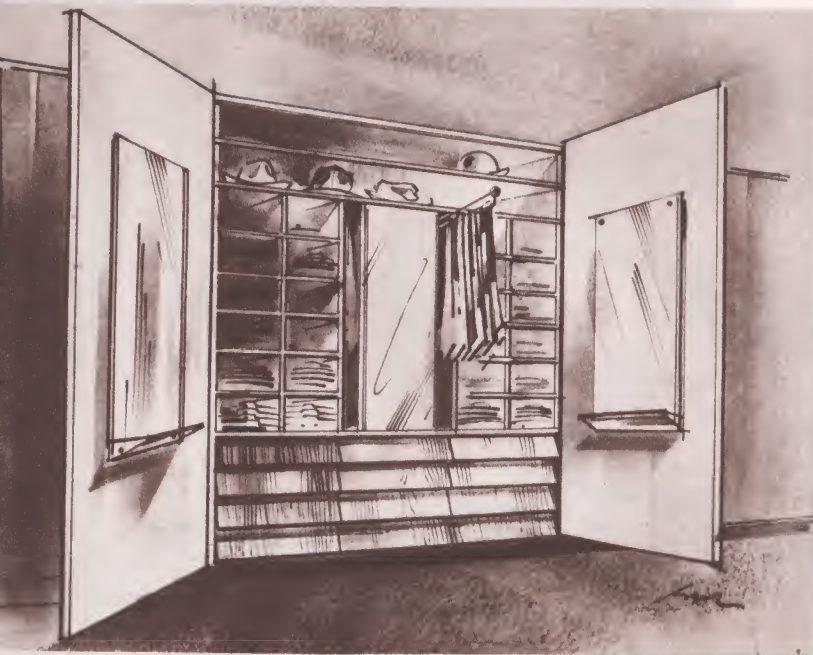
Above, another bed built-in. The top folding bed has a wood-paneled foundation that matches the other wood room trim when bed is folded. Note the bookshelves. An ideal built-in for den or guest room. No. 2A.

Closet built-in has folding sections for shoes, small clothing items, is topped by a large mirror. No. 3A.



Below, a complete closet built-in such as this one eliminates chests of drawers in room. No. 4A.





At left, a double wardrobe closet can serve as the basis for this huge and roomy built-in unit. Note the large number of drawers, the center mirror flanked by two door mirrors, and the pull-out tie rack. No. 5A.

At the right is dividing wall between kitchen and den or living-dining area. Note bookshelves, enclosed TV set and pass-thru bar. The TV set is set on a pivot arrangement, can be viewed from den or kitchen. No. 8A.



Mirrored vanity is set on two uprights in center of window wall; storage unit built-in is against other wall, creating maximum space. Nos. 6A and 6B.



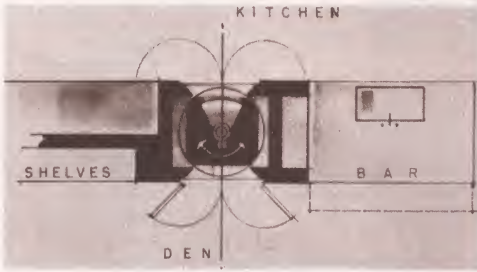
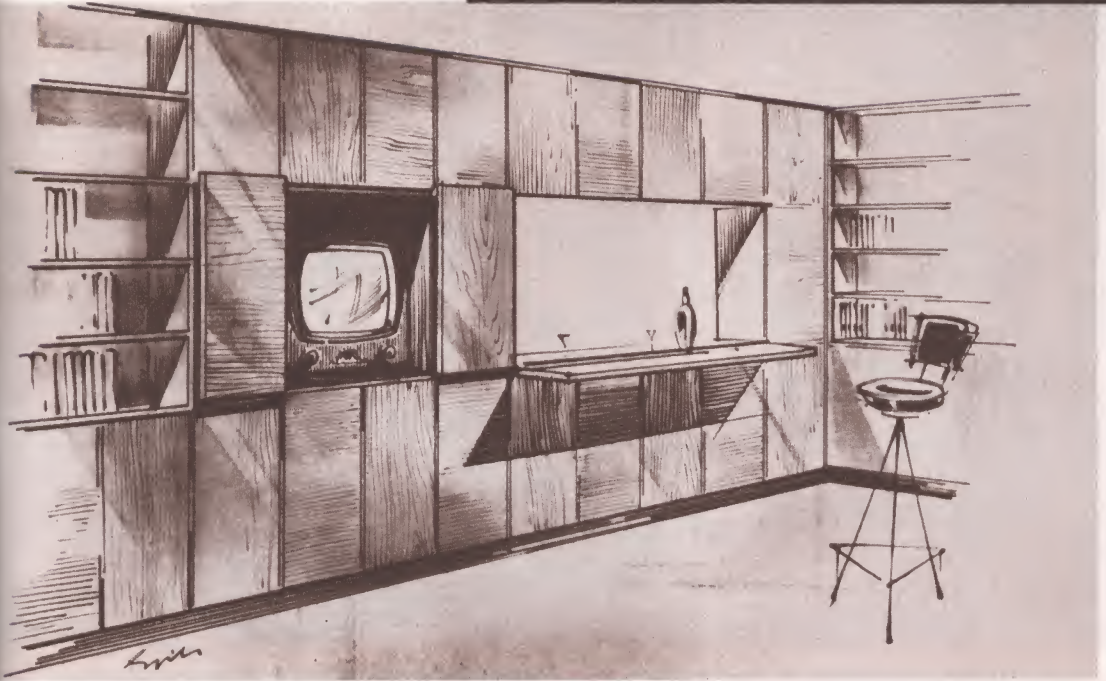
TV sets can become space-hogging eyesores in the living room. This is one way of beautifying home and adding space; fine for hi-fi units. No. 7A.

storage space for the canned goods. Along with the desire for more living space has come a trend in home design and interior decoration that stresses the *open look*. Yesterday's clutter of jutting bookshelves and TV sets and minimum windows (to cut the heating bill) has given way to the era of built-ins and expanses of glass (which are self-insulating). The result is a neater, airier appearance with more actual living space. Floor area that had been given over to bulky appliances and bookshelves is now available as true living space. Thus, even the owner of the smallest home has benefited from the trend. Perhaps we should say *especially* has the

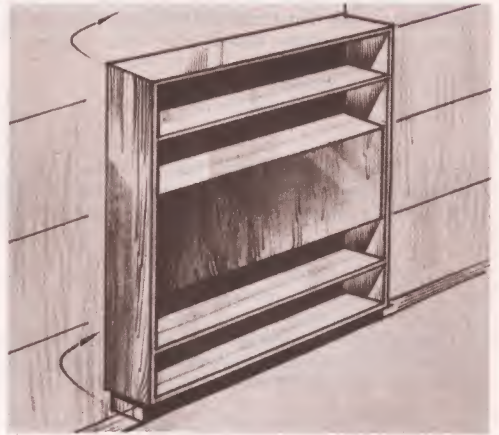
small-home owner benefited, since the new built-ins have given him the equivalent, in a small home, of space in a larger home designed without built-ins. And his gain is doubled when appearance is considered along with space saved.

A leading designer of built-ins and one of the chief spokesmen for the *open look* is Egil P. Hermanovski. Mr. Hermanovski, long recognized as one of America's top small-home architects, is a specialist in space-saving devices. All of the built-ins illustrated in this chapter have been built from his plans; these same building plans have been made available to you, as a reader service, for a nominal fee (see

# An Album of Built-Ins



Right, this bookcase is hinged, and serves as a room-divider when needed. Center portion, which is wide and deep, opens up as a bar. No. 9A.



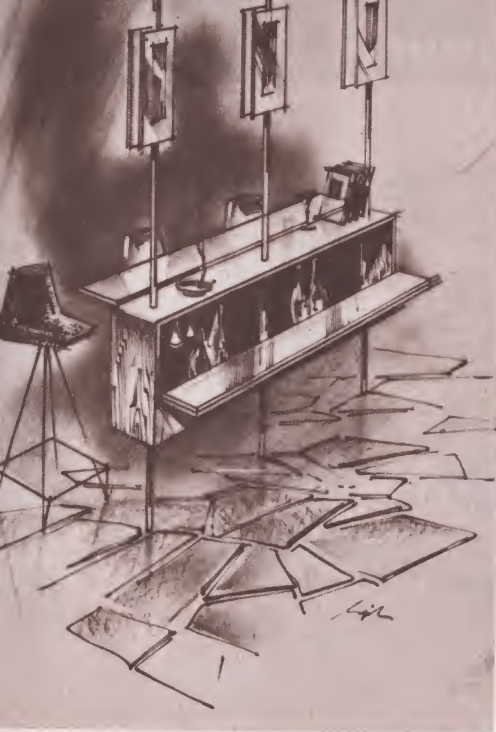
details at end of this chapter—page 119).

If you are about to buy or build a new home, by all means give great thought to the addition of a number of built-in units. The initial extra cost of these units, remember, will be absorbed by the addition of floor space to your home, and by your *not* having to buy these same bookshelves, drawer units and other pieces of furniture at a later date.

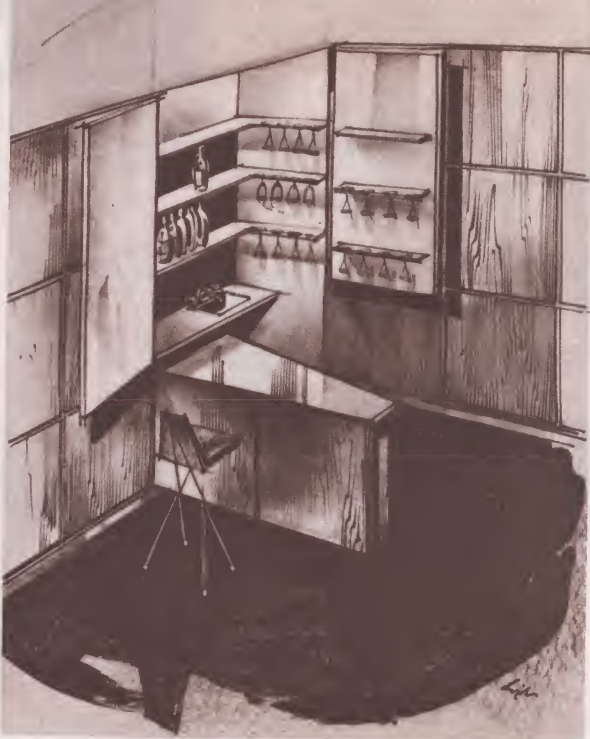
Among the bedroom built-ins Mr. Hermanovski has designed is a hidden bed, hinged at the base of the wall. This first cousin to the old apartment-house Murphy bed is actually an improvement on its relative, since at the bed-end is a recessed

shelving unit for books, a radio and an indirect lighting fixture. Here is a design perfect for a den or guest room which is not in constant use as a bedroom. Open or closed it adds to the room's appearance, since the bed base and the wall behind it are finished in wood to match the rest of the room.

Another bedroom built-in of interest to those with expanding families is the one illustrated at the top of page 111. Here is an interesting variation on the double-decker bed of Army ancestry. The bottom bed is permanent (foam rubber mattress) and also serves as a sofa, if the room is used as a den or guest room. The top bed



Above left, an illusory dividing wall that serves a very functional purpose is this combination bar and storage unit. It is set on three steel supports which also help support room. No. 10A.



Upper right, built-in bar has recessed indirect illumination, hideaway bar. Finish of exterior surfaces match wood-paneled walls. Note ample shelving for glasses, etc. Order No. 11A.

At right is a revolving bar, which pivots into wall and fits flush. It can be made any size, depending on wall space available. One shelf, with ice bucket, is notched for glasses. No. 12A.



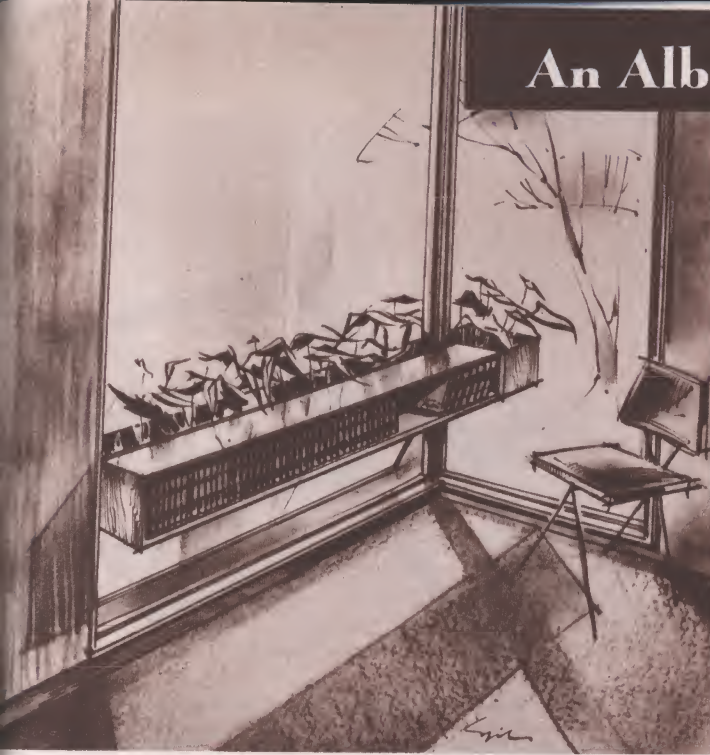
folds into the wall; if a closet is on the opposite side of the wall, its top portion can serve as a set of bookshelves for the folding bed.

A revolving closet, designed along the lines of a revolving door, is another happy design by Mr. Hermanovski. Many small homes would soon acquire a full-of-doors look if too many closets were designed into them. In this revolving closet all usable space is utilized (it is built into a corner) and when it's closed it appears as two neatly paneled corners in a room. It holds as much as two regular closets, without having the bulky look of two closets.

Another set of closet built-ins by Mr. Hermanovski features drawer and shelf space, with extra highlights being recessed pockets for tie pull-out rods and mirrored doors.

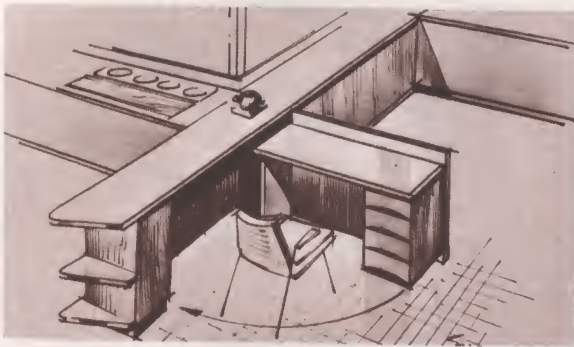
A means of separation for long window-walls is through use of window-wall vanities and storage cabinets, which are somewhat a specialty with the designer. They form an illusion of separation, and are, of course, functional as well as beautiful. The vanities set into a window wall are particularly functional, using the greatest possible amount of daylight for illumination of milady at her dressing

# An Album of Built-Ins



Above, combination planting box and bookcase is just the thing for a window-wall interest, makes a pleasant reading corner of a well-lighted area. To order building plans, specify No. 13A.

One of architect Hermanovski's most novel built-ins is the revolving closet pictured above. It is built into a corner, pivots to make the most of the available space. Ideal for small homes. Order No. 14A.



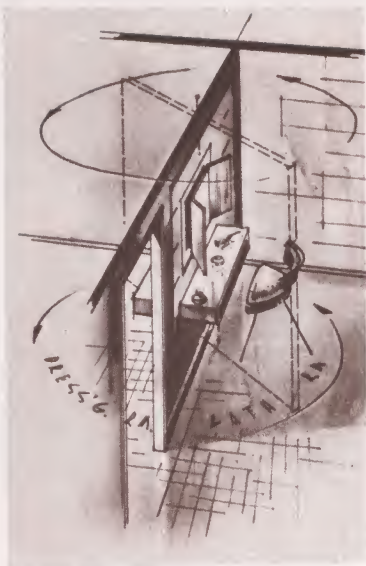
At left, a desk which swings into dividing counter. This desk is a good one for kitchen-dinette area; its top is of Formica or other kitchen counter material. Note the drawer space. Order building plan No. 15A.

table. They are constructed so as not to interfere with curtain-drawing.

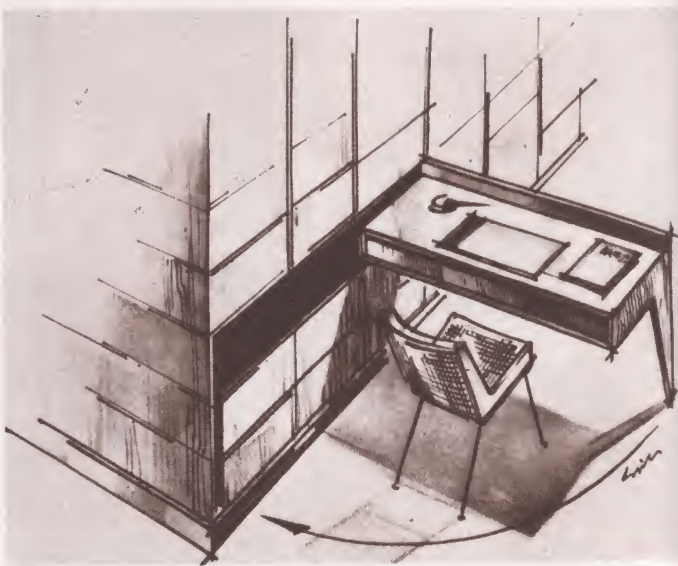
Set on a pivot hinge is a double dressing table between a master bedroom and its bath. This allows the man and the woman to dress at one and the same time with a minimum of mix-up in shaving lotion and perfume bottles. A simple twist of the wrist sets it in motion and allows whoever happens to be in the bath at the time the benefit of toilet articles, without the inconvenience of dripping a wet trail from shower to bedroom.

Living areas have been given special consideration by the architect. The tendency

in America to larger and grander TV screens has been effectively met in his many built-in TV and shelving units. In one design, the TV set is placed on a pivot platform, so that it can serve either kitchen or living room viewers—surely Mr. Hermanovski deserves a vote of thanks for this plan from housewives who have been trying to correlate TV viewing and kitchen chores! It's also handy for the parents of younger TV fans who insist on watching that cowboy film while guests are present. Mr. Hermanovski, as can be seen, is not unaware of the effect television has had on American family life.

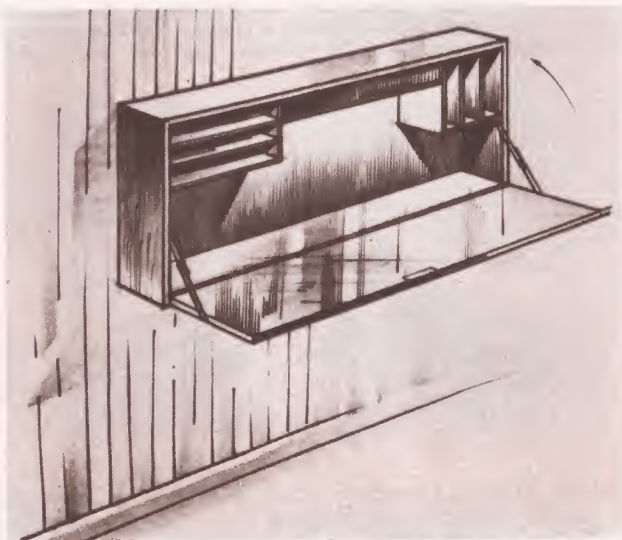


Above, for the harried husband and the hurried wife, this pivot-type dresser is ideal. Each side is mirrored and has identical table space. It's meant to simplify and speed dressing and should be set between master bedroom and bath. Order No. 16A.



Above, another built-in desk, this one meant for a den or child's room, has a wheeled leg. The whole desk fits flush into the wall, and is paneled to match the wall. Order building plan No. 17A.

At right, a built-in secretary. This unit can be set in flush with the wall or as illustrated. Opening panel serves as desk, and convenient slots hold papers and letters. Order No. 18A.



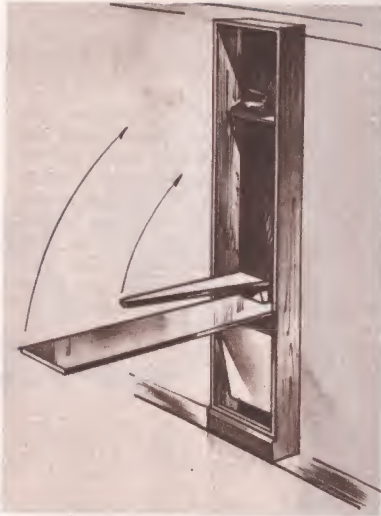
A combination bookshelf and window planting-box has also been successfully designed by the architect. Its dual function and tailored design will make it a welcome addition to any home, particularly the home which has an expanse of unrelieved window walls.

Desks are items ordinarily thought of as necessary space-fillers; this is a mistaken notion, as proved by the built-in desks shown. One, a secret desk particularly suitable for a small den or a children's bed-

room, is hinged to slide into the wall. If the walls are of wood finish, there's no trick to having the desk appear as part of the wall when it's away from view. The out-end of the desk has a leg with a built-in wheel for easy maneuvering.

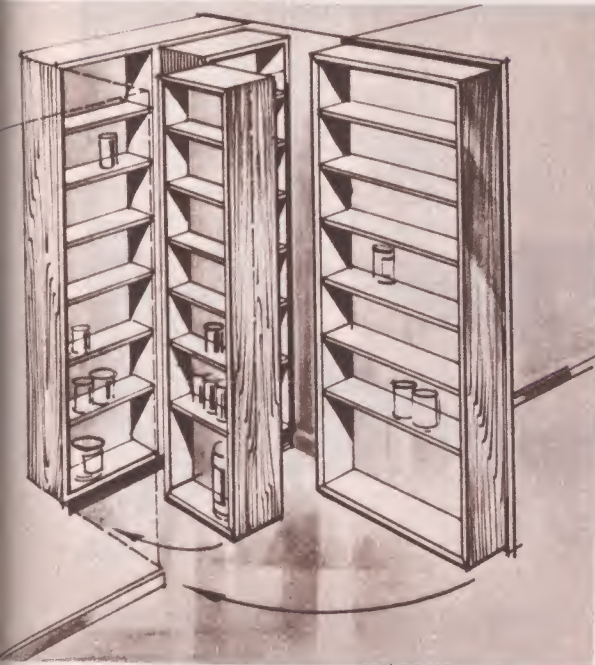
Related to the desk is the secretary, an easy piece to build into a wall. One of the designs shown is a simple rectangular cabinet when not in use; the front of the cabinet is hinged and when opened it's secured in a horizontal position by special hard-

# An Album of Built-Ins

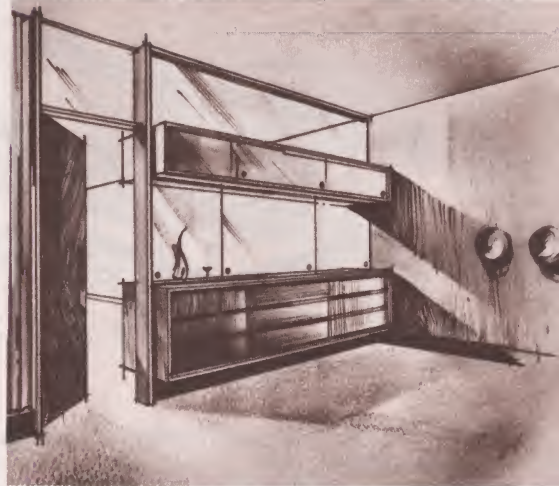


At left is a built-in the women of the house will admire for its usefulness, the men will like for its fine construction. It's a combination folding ironing board, shelf (for irons), and laundry chute. For building plans, order No. 19A. See page 119.

Storage of canned goods is no problem with the storage unit illustrated below left. There's enough room for a season's home canning. If you'd like to build it, plans are available. Order plan No. 20A.



Below, pass-thru bars are becoming increasingly popular; this one has glass sliding-door panels, which (if frosted) assure privacy when wanted, eliminate cooking odors without subduing light. Storage cabinets line both sides. Order No. 21A.



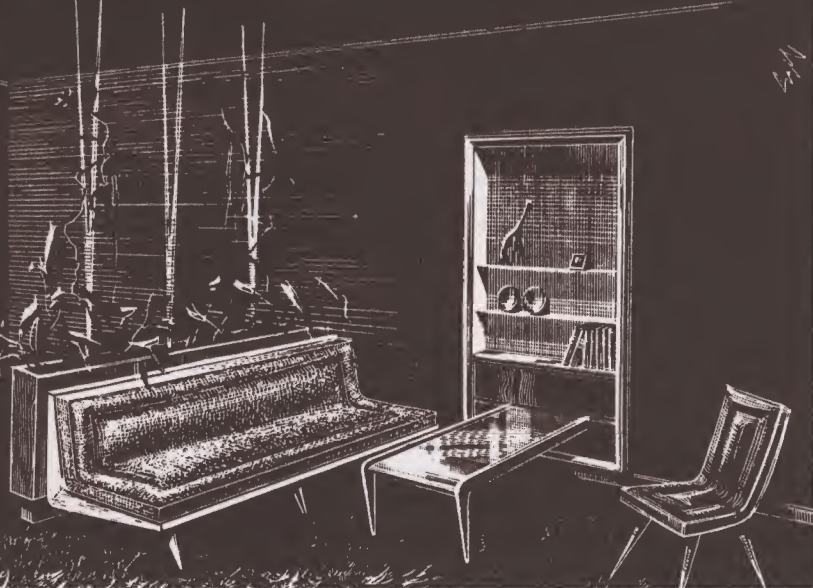
ware. The cabinet can be wall-mounted or recessed in the wall to create a flush wood-paneled surface.

Another novel desk built-in is one which is fine for kitchen use. Here the desk is hinged below a work counter; it has a drawer unit at one end for a recipe file, and the desk top is finished in the same material (Formica, usually) as the counter top. For writing convenience' sake, so as not to necessitate clearing every time it's set back into the counter space, there is a

six-inch clearance between desk and counter top.

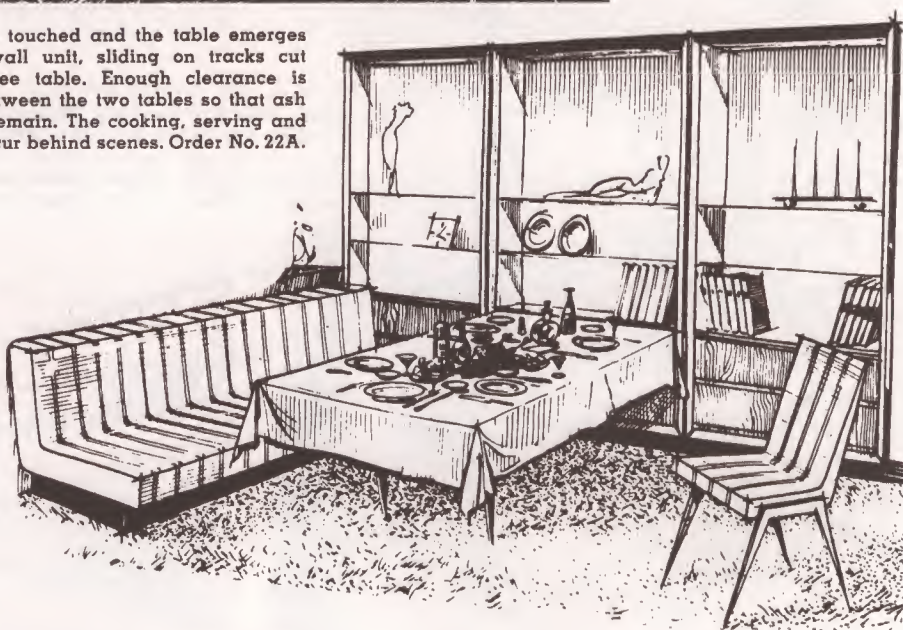
A three-in-one unit that will appeal to the woman of the house is the combination ironing board, shelf, and laundry chute. The upper portion of the pull-out unit is the ironing board and shelf, while the bottom section is used for the laundry chute (or disposal unit).

Product storage (canned goods and other foods) is amply provided for in one built-in shelf unit (see 20A above). Here folding



Upon first entering this charming living room, the dinner guest might wonder where he was going to eat. But the shelf and coffee table unit contains a surprise panel. Jutting from the other side of the wall into the kitchen is a large dining table. See below.

A button is touched and the table emerges from the wall unit, sliding on tracks cut in the coffee table. Enough clearance is allowed between the two tables so that ash trays can remain. The cooking, serving and clearing occur behind scenes. Order No. 22A.



doors which are actually shelves set into a door lend access to still other shelves. Room is provided for a great amount of canned goods—three times the usual amount stored in a food closet of this size—so the problem of where to put home-canned goods is satisfactorily met in basementless homes.

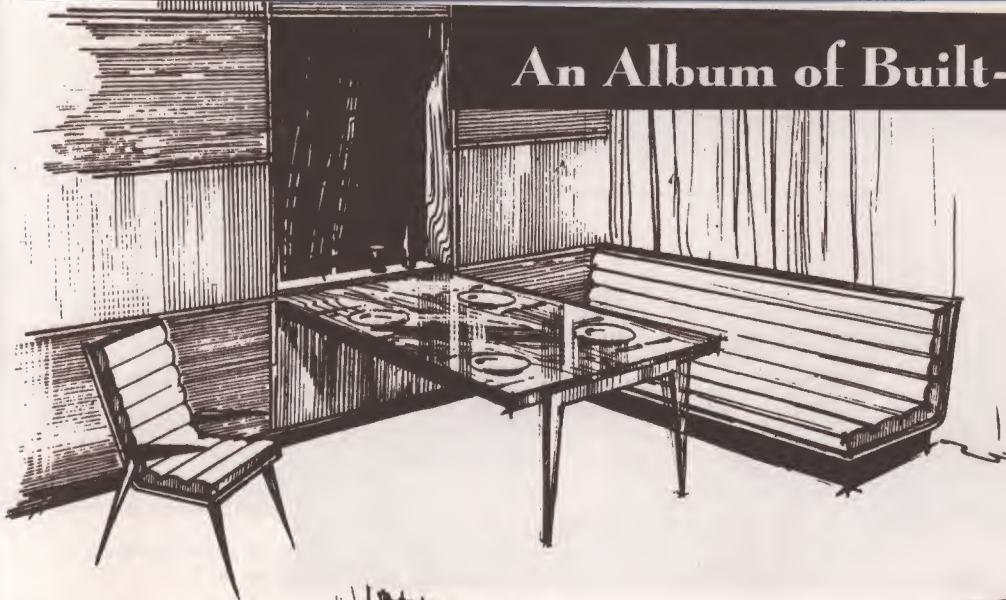
Pass-thru bars are becoming more and more common in modern homes. These convenient built-ins relieve serving problems between kitchen and dining room, or between kitchen and living room if they're used as beverage bars at parties. One of the designs illustrated uses sliding-glass-

panels as separation; these glass panels may be frosted or clear, depending on privacy wanted. They eliminate cooking odors in the living area without decreasing the flow of light between kitchen and dining or living room. A recessed fluorescent light assures illumination when needed.

Revolving bars are also popular with many; a bar shown (page 114) requires minimum space, and is set in a wall pocket. A few of the shelves have toothed edges to hold glasses, and there is sufficient room for a number of liquor bottles and accessories.

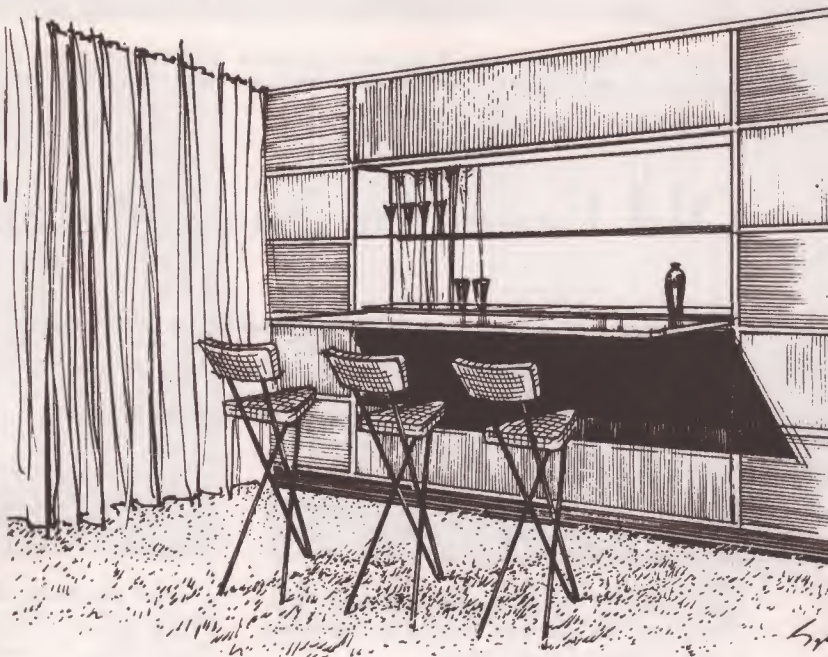
A standard procedure with most modern

# An Album of Built-Ins



A simpler, less expensive dining table can be built by using one of the wood panels of the wall for a folding leaf. One advantage this table has over the other kind is that the table never is damaged by kitchen work and always matches wall. No. 23A.

By changing the dimensions, the folding panel can serve as a bar for food in the daytime and drinks in evening. The inside of the panel may be finished in micarta, Formica, etc. A recessed light in the upper part of frame affords pleasant lighting. Order No. 24A.



homes is to have the dining room planned as a part of the living room, with no wall between them. In many instances, however, it's advisable to have some visual divider, not only to indicate the shape or size of the room, but also to give some privacy to the dining section when needed. Room dividers, which give an illusion of separation and a sensation of privacy, are popular. The divider can be, for instance, a bar and shelf combination.

The construction of these units is much simpler than it might seem to the layman. All the parts needed, such as hardware, lumber, etc., are standard.

If you're planning a home, check the plans carefully for possible spots where built-ins will serve a specific functional need. If you already own a home, investigate the possibilities of installing built-ins that will relieve crowded floor space and add to the beauty of your home. •

## BUILDING PLANS

of Mr. Hermanovskii's Built-Ins are available as a reader service for the nominal sum of \$2.00 each. Please specify order number. Send remittance to BUILT-INS PLANS, Fawcett Building, Fawcett Place, Greenwich, Connecticut.



A clay tile floor in a deep brick red harmonizes with the fireplace in this combination guestroom-study-library and eliminates need for a large carpet.

All photos from Tile Council

## Old Faces in New Places

**Clay tile, a handsome and durable building material, is widely used in contemporary dwellings. Large areas of tile simplify cleaning and cut redecorating costs.**

**N**EW AND DRAMATIC TREATMENTS are taking one of history's oldest building materials—clay tile—into every room of the contemporary home. Some knowledge of these trends and their implications can aid you greatly in planning a new house of your own.

Clay tile has been known and honored as a building material since the days of ancient Egypt, when the pharaohs used it to decorate interior rooms of the pyramids. It was used throughout the Near East to create the dazzling ornamentation of great mosques and the palaces of sultans. It was one of the prized materials of the artistic renaissance in Italy, and still decorates some of the finest cathedrals and public buildings in many European lands.

Clay tile first came into the American home in quantity during the building boom of the 1920's, when the original demand for sanitary finishes in the bathroom developed. That material became—and has remained—the standard for bathroom

floors and wainscots because of its sanitary qualities, waterproofness and durability.

### Postwar Developments

The home building boom that followed World War II brought forth many new processes in the building field, and stimulated new thinking on many materials. One great innovation, for instance, was radiant heating, which created a need for flooring materials with good conductivity. Furthermore, it made the use of large rugs and carpets expensive, for they absorb heat and thereby increase the home owner's fuel bill.

Many leading architects and designers turned to clay tile for the answer, since it is an excellent conductor and comes in a wide range of colors. They found that by getting the floor coloring from the flooring material itself large rugs and carpets could be eliminated, thus saving both on decorating and fuel costs.



The fireplace can be dramatized by using standard quarry tile and carrying it from floor to ceiling.



A subdued pattern of small clay tile units makes a good floor for a home with radiant heated slab.



White unglazed tile floor sets off airy grace of this iron furniture group designed by Paul McCobb.



Tiling in a warm color makes this room as inviting to the overnight guests as it is practical for games.

Indoor barbecue room designed by Melanie Kahane has tile floor, wall, wainscots and work surfaces.



Ceramic tiles provide a buffer zone in entrance hall, keep tracked-in water from rest of house.



Striking dining room seems to extend outdoors. The repetition of floor tiles in terrace aids illusion.



Use of same tile for porch floor and an adjoining terrace effectively links indoors with the garden.

Excellent bathroom dressing table is provided by clay tile counter top the same shade as wall tile.

Waterproof and sanitary qualities of tile make it ideal as floor and wall covering for home laundry.



If you are planning a radiant-heated home, consider the use of clay tile in any room of the house—the living room, the guest room, the bedrooms. Plan the tile floor as part of your decorative scheme, using its color to eliminate the need of any but scatter rugs.

Architects advise the use of a single shade of tile if the floor is a small or medium-sized one. In a larger area, a very pleasant effect can be created by breaking up the single shade with small stripes of black or another color, set two or three feet apart.

### Integrating Indoors, Out

Clay tile provided the answer for another trend that developed after World War II. High building costs brought about smaller houses, and a search started for ways to make these houses seem larger. Furniture of smaller scale provided part of the answer. The picture window, looking out

onto a lawn or terrace, supplied another part, but there was still lack of integration between interior and exterior space.

If you are faced with that problem in planning a new home, a very good solution is to merge the two areas with clay tile, by flooring the living room with it and extending it out the picture window onto the terrace. The tile of the living room will seem to flow outdoors and thus make the room larger. Since weatherproof clay tile is available, it is one of the few materials that can be used satisfactorily both indoors and out.

### Maintenance To The Fore

A third trend bringing tile to the fore is the demand for easily cleaned and maintained materials. The homemaker does her own housework today—the hired girl and the maid have passed into history. She wants materials with easy upkeep.

As a result, clay tile is being used in-



Outdoor porch serves as an extra room when floor is surfaced in weatherproof ceramic tiling.

Clay tile terrace saves wear and tear on lawn, is practical for yard where grass is hard to grow.



creasingly, particularly in kitchens. Drain-boards, counter tops and wainscots of clay tile can be cleaned in a jiffy with a damp cloth. Furthermore, tile is not damaged by grease, and its color is fired in so that clay tile surfaces never need painting or other redecorating.

The popularity of ranges built into counter tops is also bringing more clay tile into the kitchen. "These ranges have created a real counter top problem," a home economist said recently. "If the homemaker takes a hot pot or pan off the range and sets it on the surrounding counter, most surfacing materials are ruined. Clay tile seems to be the only material that will stand up under such conditions."

Ease of maintenance makes clay tile a very practical material for the entrance hall, which should serve as a buffer zone to keep dirt out of the rest of the house. A clay tile floor in that location both looks well and performs well, for tracked-in



Hot pots and pans will not damage a counter top of clay tile since this surface is absolutely fireproof.

Luxurious bathroom by Edward D. Stone features clay tile in floor, walls, counter tops and tub-plunge.



mud, snow and water will not damage it, and all signs of them can be removed with a quick cleaning.

### Boldness Pays

A very effective treatment for any good, standard material is to use it lavishly and boldly. The effect can be dramatic and can bring out qualities which might seem to be lacking in a small amount of the same material.

This treatment can be most effective with clay tile, especially in fireplace design, where fireproof construction is a must. In your own new home, you can bring the fireplace to the "center of the stage" by extending the clay tile facing either from floor to ceiling or from the fireplace opening along an entire wall.

These are some of the ways in which that age-old material, clay tile, is playing an important role not in the bathroom alone but in every room of the home. •



A properly built, water-tight basement can be attractive as well as functional. This one features a ceiling of accoustical tile and a tile floor. It would be suitable for a workshop or recreation room.

# Slabs vs. Cellars

**There are advantages and drawbacks to both basements and slab-on-ground finishes. Whichever you choose, check for good construction.**

## **B**ASEMENT or no basement?

This question is one of the most important faced by the ranch house buyer or builder. There is no one ready answer that will fit every case. It will depend primarily upon (1) the location of the house and (2) the space needs and work requirements of the prospective owner.

Two generalizations can be made, however. First, lack of storage and work space, cold floors and heating problems have probably been the cause of more complaints against ranch houses than any other factors. Second, usually the most economical way to obtain adequate storage and work space, to provide for heating equipment, hot water

supply and fuel, and to prevent cold damp floors and heating problems is by means of a properly constructed basement.

There are some few areas in the United States where basements are impractical because of water lying relatively close to the surface of the ground. In New Orleans, for example, there are cemeteries where burial is above ground because of the high water table. Such soil conditions, however, are fairly rare.

On the other hand, there are many areas where basementless houses are risky. Regardless of the type of floor construction, basementless houses should not be erected in low-lying areas that are damp or in danger of flooding from surface water. Such spots can be found even in high mountain states, in valleys or flat plateaus. Surrounding ground level should slope away from the house with good drainage, and should be at least 12 inches below the finished floor level.

This is why inspection of the prospective site by a competent engineer or builder is a very good idea before plans for a ranch house are undertaken. It is one of the best ways to assure warm, dry floors in the completed house.

### The Case for the Basement

The experience of many unlucky ranch house families has resulted in a real case

for the basement or partial basement. It has also resulted in this warning from reputable architects and contractors: Do not plan or purchase a basementless ranch house without careful consideration of your needs.

Many ranch house owners have done just that. Some have been misled by the external looks of the house. Ranch houses are usually long and low in appearance, and are apt to cover considerably more ground area than, say, a Cape Cod or colonial house with the same number of rooms. Others have been misled by the interior appearance of the house. Ranch house rooms are apt to appear larger than their actual dimensions because they are likely to be longer, less boxlike, and have larger window expanses. If a ranch house is basementless and has only a small utility room, the dimensions of bedrooms and living room may actually be somewhat larger than those of a Cape Cod house with the same number of rooms. They *should* be larger. Why? Because a Cape Cod house usually has both an attic and a basement. The attic may have a floor area approximately equal to that of the second floor of the house. The basement, if it is a full one, will have an area larger than that of any other room in the house! In a basementless ranch house these are eliminated. In their place is provided a utility room which us-



Forms for CAST IN PLACE BASEMENT WALLS should be well built. Inside faces must be clean and coated with oil to keep concrete from sticking to forms and pitting. Concrete must be good quality.



Above are forms set up ready for pouring. Forms should be tied and braced securely so that they will retain their shape and position while the concrete is being placed in horizontal layers.



Forms are stripped after concrete has hardened. Allow one or two days in warm weather, four to seven days in cold weather. Tie rods should be pulled out or broken off for smooth wall surface.



Above right. After stripping, tie rod holes are patched with mortar and then form seams are removed with carborundum stone and a cement-water mixture. Concrete is kept damp for curing period.



Two coats of hot bituminous material are brushed on at right angles to each other over the exterior of basement walls. This helps shut out moisture and is essential to proper draining of the tile.

ually has only a small fraction of their storage and work space.

This is the major complaint against the ranch house raised by those owners who have bought or built without proper consideration of their needs. How, they will ask you, can a man corral a steamer trunk, work tools, storm windows and screens into a closet-sized utility room bulging with a perambulator, golf clubs, vacuum cleaner and assorted household equipment? It isn't easy. Especially since this room was specifically built to house a heating unit, freezer, washing machine, fuse and meter boxes, and frequently is festooned with drying laundry and cluttered with discarded playthings.

Of course, it is usually possible to add storage space onto ranch houses. It is possible, but also expensive. The cost is almost certain to be considerably greater than that which would have been required to buy a ranch house with basement, or to

build a basement in the house in the first place. What's more, this basement would probably have greater storage and work space than both utility room *and* addition combined.

### Cold and Dampness

Cold floors, damp floors, or both were at one time a frequent complaint of basementless ranch house owners in cold climates. In recent years, however, this has not been a major problem. The reason is that architects and contractors have learned how to design and build concrete slab-on-ground floors that are dry and comfortable the year round. Still, it is important that prospective ranch house owners be familiar with the causes of such troubles, in order that they may guard against them in purchasing or building.

The ranch house was originally designed for warm, arid climates and built to achieve good ventilation of each living unit. To

provide for this, the width of the house was usually restricted to one room. Land was not an important factor, and if the ranch house owner found that another room was needed, he simply added it on to the original structure. This frequently resulted in houses spread out over a large ground area, much of which for economy's sake was left unexcavated. The soil was dry and the climate such that cold was a minor consideration. Thus, building of much of the house on unexcavated ground posed no great problem. Heating was provided by small stoves or fireplaces.

But when the popularity of the house caused its movement northward, troubles arose. Freezing of the ground to considerable depth, long-remaining snowfalls, spring thaws and rainfalls proved big drawbacks to construction of floors on unexcavated ground. The slab-on-ground floors which proved so satisfactory in New Mexico and California didn't work out quite so well in New York, even when thickened somewhat. In addition, since rooms far removed from the central heating plant had to be heated to comfortable temperatures, other problems presented themselves.

Through experience and experimentation, it has been learned that a floor laid on unexcavated ground in such climates must be laid on a granular fill and the ground must be well drained. The slab

should be protected against moisture by means of membrane damp-proofing. In some instances, radiant heat coils or pipes are laid in the concrete slab to further assure warm floors and rooms. Still, this should not make prospective buyers or builders overlook the possibility of a basement as the surest and perhaps the most economical answer to comfortable ranch house floors in rigorous climates.

For one thing, floors laid over a basement are not in contact with the soil, which may at various times be cold or damp. They thus are far more likely to be warm and comfortable during winter months, and dry the year round.

### The Cost Angle

Two of the principal arguments for elimination of the basement in a ranch house and provision of above-ground facilities are economy and convenience. Both, however, should be examined closely by prospective ranch house buyers or builders, since in light of actual experience neither argument seems to be entirely valid.

Where storage and work space needs are small or where excavating costs are unusually high, economies can oftentimes be effected by eliminating the basement in favor of above-ground facilities. In such instances, and in locations where the water table is high, slab-on-ground construction is the most economical and practical



First step in building water-tight basement walls of **CONCRETE MASONRY** is to construct cast-in-place footings about 16 inches wide and 8 inches deep. They must be carried to firm soil below frost line.



Full bed of good quality mortar should be placed on center of footing before laying first course of concrete block. Blocks must be laid with care and entire length of course checked with a level.



Succeeding courses of concrete block must be laid plumb and level. Use horizontal and vertical face bedding and make mortar joints of uniform thickness. Bolts for sills incorporated into construction.



Above right. In face shell bedding process, the mortar should be applied to vertical face shells of one end of the block just before it is pressed firmly into position ready to receive next block.



Since the wall is only as strong and water-tight as the mortar joints, all joints should be compacted with a jointing tool. The tool's diameter should be slightly larger than thickness of joint.

answer. Note Long Island developments.

But where storage and work space needs are moderately large and where there is danger of surface flooding and long periods of dampness and cold, prospective ranch house owners should think twice before attempting economies through elimination of the basement.

This is because experience has shown that it is difficult to provide above-ground facilities anywhere near equal in size, usefulness or compactness to a basement without increasing both the floor area and cost of the house.

An excellent idea is for prospective ranch house owners to list scrupulously all the items which must be stored in their home. They should also list all of the work and play functions which should be provided for in the house. The first list, for example, might include lawnmowers, rakes, garden hose and fertilizer, trunks, suitcases, ladders, storm screens, etc. The

second might include space for an electric lathe and workbench, wood-working tools, saws, hammers and nails, washing machine, dryer and laundry equipment, space for a Ping-pong table and children's games, for a darkroom and photography equipment, fishing poles and sporting equipment, etc.

These lists should figure prominently in design or in purchase of a ranch house, and should serve to obviate that feeling which many unfortunate ranch house owners have experienced—that the walls rapidly shrink inward after occupancy. In some instances, a small utility room is sufficient; in others, a larger utility room or ell will prove satisfactory; in still others, a basement will prove to be the most economical way to obtain this needed space.

After all, two of the major reasons for the growing popularity of the ranch house are its feeling of spaciousness and the convenience of one-level living. Remove these features and the house is not likely to re-



Last course of wall is made of solid-top concrete blocks. If these are not available, fill in cored units with concrete to get a firm, level surface.



Drainage tile is laid outside footings and then covered with 12 to 18 inches of coarse gravel. If the climate is dry this step may safely be omitted.



Two  $\frac{1}{4}$ -inch coats of portland cement plaster should be applied to the earth side of wall from a point 8 inches above finished ground line to the footing.



Guard against water seepage by brushing two coats of hot bituminous material over plaster. Connect drain tile to an outlet before doing backfilling.

semble the true ranch house. Some families have purchased homes labeled "ranch type" simply because the sales price has been reduced slightly by elimination of the basement and attic. Actually, such a house may be nothing more than a contemporary house with a picture window and low roof. The true ranch house gained its popularity because there was space for every function. A small, inexpensive basementless structure is not likely to provide such space. No provision may have been made for any function of the basement save housing of the heating unit, meter boxes and washing machine. *For a ranch house to be practical, it must have a basement or it must provide adequate space above stairs for basement functions.* Otherwise its cost is not likely to be justified.

In some northern states, the FHA will not insure as high a mortgage loan on the small basementless house as on a similar house with basement unless equivalent

space is provided above stairs. In addition, latest surveys conducted by six of the nation's leading magazines covering the housing field show that an average of 70 per cent of home owners and prospective home owners surveyed want a basement. With public acceptance so great, the resale value of a home with basement is usually higher.

Of course, if a basementless ranch house has a large utility room or ell, its resale value is apt to be quite high. Its first cost is likely to be high, also.

### The Partial Basement

Perhaps the best and most practical answer to the argument of basement vs. no basement in a ranch house is a compromise: i.e., a partial basement.

The partial basement combines the best features of the basement with the convenience of all-on-one-floor living. It is not a universal answer, since some families will



First step in building good concrete FOOTINGS is to dig trenches to a point below frost line. The bottom should be leveled to assure an even bearing surface. Firm soil will serve as form for footing.



When soil is wet or sandy trenches must be made wider than the footing and one-inch boards staked in to form sides of footings. Be sure the fittings conform to your local building code requirements.

require a full basement while others will require only a relatively small utility room or are able to afford the extra cost of a large ground floor storage or workroom. But it is perhaps the best development to arise from the ranch house question.

The partial basement extends under only a relatively small portion of the structure and houses heating facilities, hot water supply, meter boxes and provides storage

space, etc. The unexcavated portion of the house is provided with a concrete slab-on-ground constructed according to modern procedures.

Since good residential construction requires that footings for foundations be built on firm soil below possible frost penetration, a certain amount of excavation must be done whether the ranch house has a basement or not. The small amount of ad-

Width of footing depends upon weight of structure and qualities of supporting soil. Usually footings are built to a depth equal to the thickness of the foundation wall and a width twice this thickness.

A quality concrete mix is highly important. Proper proportioning results in a mix which, when lightly troweled, fills all spaces between aggregates with cement paste. Be careful not to use too much water.



ditional excavation necessary for a partial basement does not appreciably raise the cost of the structure above that of basementless construction. If the amount of space provided by this partial basement is provided on ground level, the cost of the house might be appreciably *higher* without basement.

If desired, a small room may be provided above ground for laundry and deep freeze or for hobby or work purposes. With a partial basement, this room need not be large. There is much less danger of this above-ground space being crowded, because there is ample room for storage and other work functions below. There is neither an oversupply nor a lack of space.

### **Tips on the Basement**

A basement built on properly designed concrete footings with a well-constructed concrete slab floor and watertight walls of concrete masonry or cast-in-place concrete can be not only a highly serviceable but also an attractive part of the home. Working and living conditions can be comparable to those in above-grade interiors if good construction practices are followed. Concrete is, of course, firesafe and decay-proof. Termites cannot eat it . . . a major factor in most states. A properly built basement will also give strong, stable support to the house above.

Concrete masonry walls are frequently less expensive than cast-in-place basement walls, which require the use of forms dur-

Top of footing must be level. Check this before hardening by placing a level on a board resting on the concrete. In freezing weather, protect concrete with layer of waterproof paper and straw.



Concrete should be transported in wheelbarrows or rubber-tired buggies to lessen the chance of segregation. Then mix should be dumped into securely braced forms from as low a height as possible.



To avoid honeycombing and to produce durable and strong construction, the concrete should be spaded and vibrated to work it thoroughly against the forms. When footing is dry, mortar is spread.





For a **SLAB-ON-GROUND** concrete floor, the subgrade is first uniformly compacted to prevent any unequal settlement of the floor slab. Approximately 6 inches of coarse granular fill is then placed over subgrade, brought to the desired grade and thoroughly compacted. This fill serves as an insulating material and protection against moisture. After compaction, cover with 55 pound smooth roll roofing.



After the concrete has been placed and worked to an even surface with a screed and wood float, it should be allowed to harden a bit. After it has hardened sufficiently to prevent fine material from working to the top, it is steel troweled. As a rule, concrete slab is approximately four inches thick.

ing construction. However, where there is danger of considerable ground water or water pressure or severe earth pressure, cast-in-place walls are best. These may be reinforced if the danger is great. Experience of other home owners in the neighborhood will help in this decision, and inspection of the site (previously recommended) will result in the best type of walls for the individual location. Consideration now will save headaches later.

### Concrete Masonry Walls

Where the basement walls are constructed of concrete masonry, there are several things the prospective owner should look for. The masonry units should be sound, free of large voids, chipped edges or ends, or cracks. They should be laid up with care, the first course placed on the concrete footing using a full, even bed of mortar. This course should be absolutely



Above is a completed floor slab, after concrete was placed and cured. Plumbing and water service supply connections were brought to a point above the finished concrete floor level before concreting. Notice edge insulation strip and clips for attaching wood sleepers for wood flooring. Level of slab is a considerable distance above ground level to allow for proper grading and drainage.

true, and checked with a level along its length. Succeeding courses are laid by using "face-shell" bedding, that is, with horizontal and vertical edges fully covered with mortar. Mortar joints should be uniform, no more than  $\frac{3}{8}$  in. thick. They should be tightly compacted after the mortar has stiffened, with a V-shaped or rounded tool having a diameter slightly larger than the thickness of the joint. This is important to watertightness.

The earth side of concrete masonry basement walls should be covered with portland cement plaster applied in two coats  $\frac{1}{4}$  in. thick, extending from 6 in. above the finished ground line down to the footing. Here it should be thickened and rounded to form a cove to direct water from the base of the wall toward the drain tile. After the second mortar coat has been applied, the wall should be kept damp for 48 hours or more to aid in curing.

If the basement is located in poorly drained soil, the exterior surface should in addition be protected by two continuous coatings of hot bituminous material applied at right angles to each other over a suitable priming coat. These coats should extend from 6 in. above ground level to the top of the footing.

The course of concrete masonry supporting floor slabs, floor beams or joists should be constructed by either filling the cores of the units with concrete or by using solid top masonry units.

No filling against concrete masonry basement walls should be done until the ground floor is in place. This is necessary to insure sufficient bracing for the wall against earth pressure.

### Cast-in-Place Walls

Things to look for in cast-in-place basement walls are: (1) good forms, (2) good bracing and alignment of forms, (3) quality concrete, (4) proper placing of concrete, (5) no construction seams and good bonding between pours, (6) proper curing and, if necessary, protection against moisture penetration, (7) proper finishing to remove form marks and provide a smooth interior surface.

The best insurance for properly built cast-in-place walls is a reputable concrete contractor and a plastic, not soupy, concrete mix.

Forms should be free from loose knots and decay, with clean face surfaces. They should be carefully built and strongly braced to insure walls that are true to line and grade. To prevent concrete from sticking to the forms, the form faces should be oiled.

The concrete should be placed as nearly as practicable in its final position, not in large quantities in one place and then allowed to run or be worked over a long distance. Generally the concrete is placed in the forms in horizontal layers of uniform thickness, about 6 to 12 in. deep, and vibrated or spaded to compact it thoroughly and produce a smooth dense surface free from honeycombing. If possible, the complete wall should be built in one continuous operation. If work is stopped before the wall is finished, the concrete should be leveled in the forms, and just before the concrete hardens, the top should be roughened to remove laitance and scum and provide a good bonding surface for the next



Where wood floor is to be installed, wooden sleepers are attached to clips as shown in preceding photo. Flooring is then nailed to sleepers. Note metal duct for heating system in background. Electric supply line and all distributing lines for electricity and plumbing are carried in walls, partitions.

Wooden sills for partitions are bolted to the floor slab. Note how plumbing is installed in partitions. Wooden sills are cushioned from concrete with roofing felt strips. Concrete slab construction has been used extensively for development homes in Long Island, New York, and other sections throughout the past few years.



layer. Before a new layer is deposited, the surface should be coated with a cement water paste.

In warm weather, wall forms can usually be stripped after a couple of days; in cooler weather from four to seven days. The concrete should then be kept damp for at least seven days. Form marks should be removed by rubbing with a carborundum stone to produce a smooth interior surface.

### Slab-on-Ground Floors

Before construction of slab-on-ground floors, the entire subgrade should be compacted thoroughly by tamping or rolling. A good contractor will take into account the moisture content of the soil. If it is dry, he will sprinkle it and mix the soil to the desired condition before compacting. If it is too moist, he will allow it to dry out somewhat before compacting. After compaction, he will carefully check the subgrade for elevation and profile. A minimum of 6 inches of coarse granular fill is then placed over the finished subgrade, brought to the desired grade, and thoroughly compacted. This is intended to serve both as

an insulating material and as a protection against ground moisture. The fill material should range from  $\frac{1}{2}$  to 1 in. in size, be uniform and present a level surface after compaction. This is important because of the next step.

Fifty-five-pound roll roofing is then placed over the granular subbase. The edges of this roofing are carefully lapped, and extended up on the inside of the foundation walls to a point at least one inch above the finished floor level. Where the edges of the roofing overlap, they should be mopped with hot asphalt to insure no passage of moisture between the layers. The roofing should also be mopped where it extends up the side of the foundation walls, to guard against moisture here and to insure good, close-fitting edges.

This membrane dampproofing should not be punctured at any point during the laying operation or during placing of the concrete which follows.

A 1- or 2-inch thick, continuous-waterproof rigid insulation strip should be placed between the foundation walls and the edge of the floor slab, which is now



A variety of finishes can be applied to concrete slab on ground floors. Above, asphalt tile is laid in mastic directly on the floor slab. Some concrete floors are troweled smooth in their natural color; others are colored by addition of pigments to concrete during placement. Popular coverings include terrazzo, concrete tile, ceramic tile, wood flooring, linoleum, wall-to-wall carpeting. When the natural concrete finish (the least expensive) is used, a few small rugs will make the rooms cozy.

ready to be placed. This edge insulation is highly important. In zero weather, a floor slab with this insulation will be about 20 degrees warmer than an uninsulated floor.

Concrete is then placed. It should be a plastic mix that is not watery and that can be placed without honeycombing or developing excess water on the surface. It should be thoroughly compacted by vibrating or by tamping and spading, and then screeded to proper grade. For an even, true surface, the concrete should be worked with a wood float to compact the surface and leave no depressions or inequalities.

Metal reinforcement weighing not less than 40 lb. per 100 sq. ft., in the form of a net, should be placed in the concrete slab about 1½ in. from the top surface, before screeding and final finishing. Normally, the concrete slab is about four inches thick.

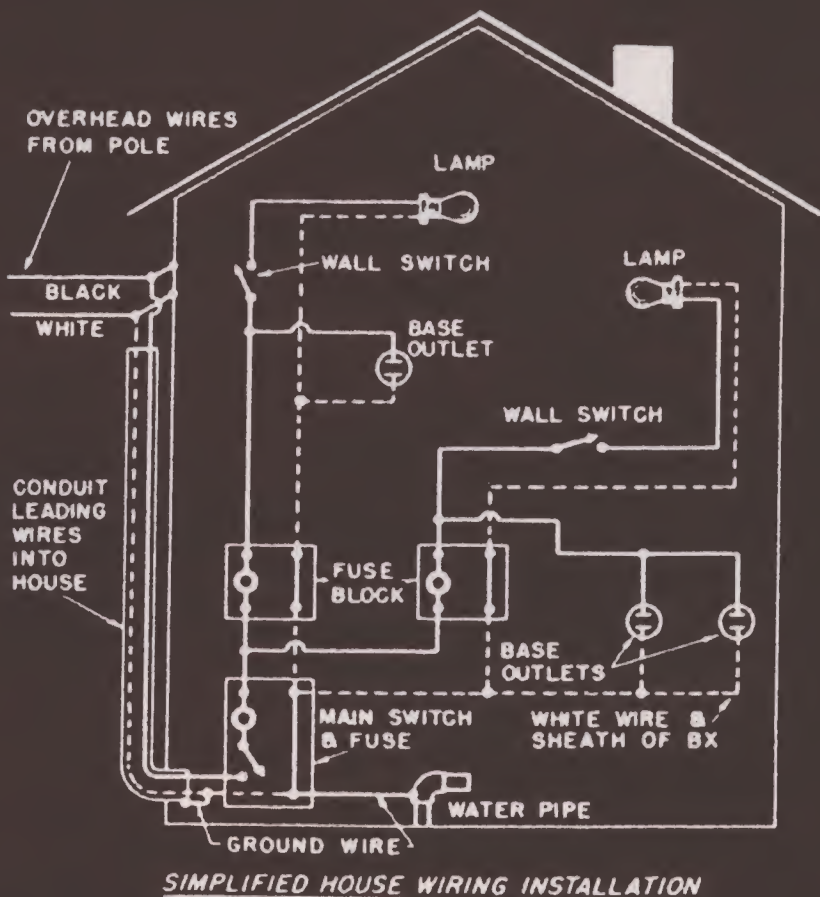
The final finishing will depend upon the floor finish. Clips for attaching wood sleepers for wood flooring are placed, if this is to be the floor finish. Anchor bolts are embedded for partitions. Final finishing of the concrete should be with a steel trowel, but excessive troweling should be avoided. Curing begins as soon as the con-

crete has hardened sufficiently to prevent damage, and lasts a minimum of two days . . . five days if the concrete is left exposed.

Terrazzo, concrete tile, ceramic tile, asphalt tile, wood flooring, linoleum, small rugs or all-over carpeting are the coverings most widely used for concrete floors on ground.

Incidentally, unless the ranch rouse is being erected in its native habitat where the climate is dry or on high well-drained ground, a line of drain tile should be placed around the outside edge of the footing and connected to proper drains. In a basement-less house, this minimizes the possibility of ground moisture entering the granular fill below the slab-on-ground floor. Such moisture reduces the insulative value of the fill. Drain tile helps to insure a dry basement when it is placed at the side of the footing. Joints between the tile should be covered with pieces of roofing felt or other suitable material to prevent soil from entering the pipe. The pipe is then covered with coarse gravel to a depth of 12 inches.

When properly constructed, concrete slab-on-ground floors are warm and comfortable. But before building them, make sure you can do without a basement. •



# Home Electrification

**As home consumption of electricity rises, proper wiring becomes increasingly important. Plan your system to cover all power needs.**

**A**DEQUATE, CAREFULLY-INSTALLED electrical wiring and electrical distribution equipment are undoubtedly among the most important factors to be considered by the builders and owners of a home.

According to data furnished by the National Adequate Wiring Bureau, average annual residential consumption of kilowatt hours skyrocketed from 547 in 1930 to 2,000 in 1951, an increase of 266 per cent. Experts estimate that consumption will reach 4,000 kilowatt hours in the home by 1960, and in view of the highly accelerated rate of increase evident in the past 20 years, this is probably a conservative prediction.



Photo by Kohler Electric

The trend toward more and more electrical appliances in the home is primarily a development of the years since World War I. At that time, electric lighting for household purposes was just beginning to become widespread in the United States. Most homes had two circuits, old fashioned lamps were being replaced by wired lighting equipment, and wall switches and outlets were being included more frequently in the construction of homes.

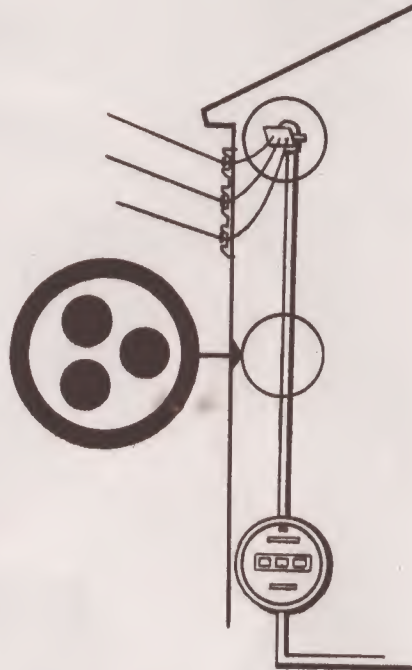
Appliances, however, were still uncommon and considered somewhat of a luxury just after the war. But by the mid-twenties electrical appliances in the home were becoming necessities to the housewife, and the problems of inadequate wiring and insufficient circuits began to rear their heads.

A tremendous surge in electrical living occurred in the post-depression years, with a wealth of electrical inventions and conveniences on the market. Refrigerators, stoves, washing machines, vacuum cleaners, and such were winning more and more favor as a means of lightening the tasks of the housewife. But certain hazards accompanied these benefits. At this point inadequate wiring, and multiple extension cords necessitated by sparsely-distributed outlets were emerging as widespread fire hazards.

The modern home of 1953 virtually revolves around an assortment



Appliances such as this stove require individual circuits to provide the necessary heating power.

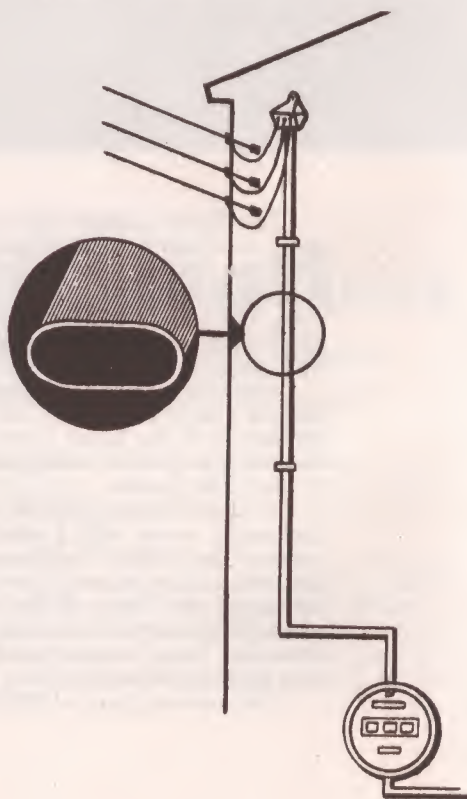


The three-wire rigid conduit most commonly used for exterior installations from power line connection on house to exterior meter box mounting. Below is the non-metallic sheathed cable. This comes into house wall through an entrance cap, is carefully fastened to inside wall with steel straps.

of electrical devices and equipment. The work-savers used in the daily household routine are only a small part of the electrically controlled home. Electricity works for the homeowner twenty-four hours a day—lighting the house, operating the heating system, setting off the alarm clock, preserving food, and bringing music and entertainment into your own living room.

For the man in the family, recent innovations in the manufacture of power tools for the home have transformed many household adjustment and general maintenance jobs from a chore into a pleasure and often a hobby. Also available are electrical toys for the children and even electrically-timed feeding boxes to take care of the pet poodle when the family is away. All these things have been made possible by the developments of a relatively short period.

There are two primary reasons why every home needs an adequate and flawless electrical system—safety and efficiency. Statistics compiled by the National Board of Fire Underwriters indicate that misuse of electricity accounts for the second largest number of insurance claims in the United States. Approximately 75,000 fires a year, accounting for a property loss of \$82½ million, are caused by faulty wiring and defective appliances to say nothing of





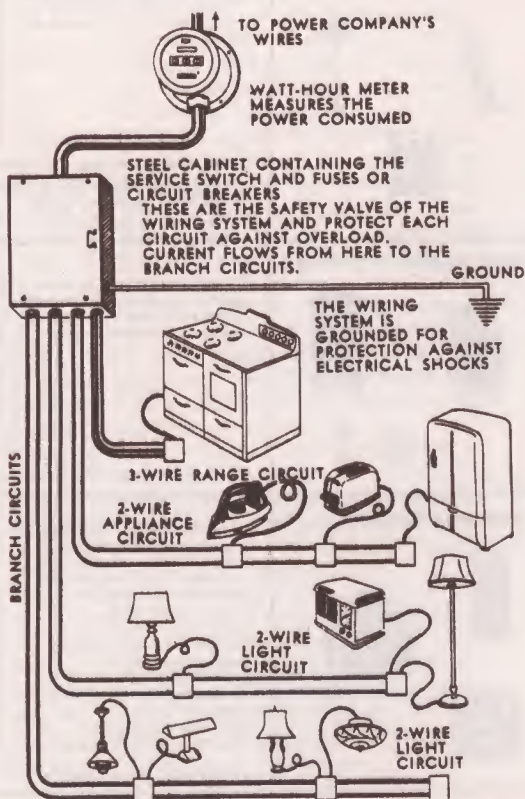
Modern kitchen is equipped to handle a number of appliances. Concealed lighting eliminates glare.

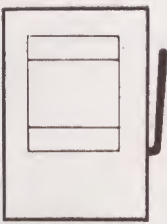
Photo by Illuminating Engineering Society  
Wiring system in the home is divided into branch circuits. Power needs determine number of circuits.

the misuse of wiring and equipment.

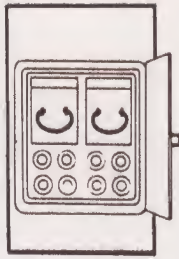
When the electrical system is insufficient for the needs of the home, frequent overloads on the circuit will occur. In an overload situation, excessive temperatures in the wiring will occur, causing deterioration and breakdown of the insulating materials, and should the insulation failure occur near any combustible materials, a dangerous fire hazard is created. In addition to being safe, a properly installed electrical system must permit electrical appliances and equipment to operate at maximum efficiency.

Obvious symptoms of inadequate wiring are slow-heating irons, roasters, and waffle irons; dimming lights; long extension cords (a hazard in themselves); the need to disconnect one appliance to plug in another; and unusually poor television reception when other appliances are in use. Of course, the most apparent symptom is in frequent breakdown in the electrical distribution center—blown fuses or constant tripping of circuit-breakers. Here it might be added that inadequate wiring often accounts for hidden costs in the consumer's electric bill, because there is a great waste of electricity when an insufficient number of wires are carrying power over long distances in order to supply all parts of the house.

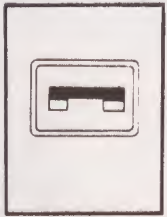




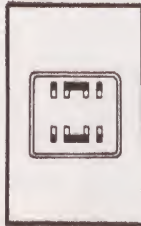
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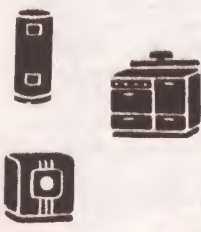






4



Federal Electric Products

Diagrams above show, from left to right, common types of service entrance equipment. 1) and 2) are fuse-types; 3) and 4) are circuit breaker types. Photo demonstrates ease of circuit breaker operation.

The Three Kinds of Branch Circuits Are:	They Serve	For Protection, They Require	You Can Connect All at Once On One Circuit	Your Home Should Have
<b>General Purpose Circuits</b> 	Lights all over the house and convenience outlets everywhere except in the kitchen, laundry and dining areas.	15-Ampere Fuse or Circuit Breaker  A 20-Ampere fuse or circuit breaker may be used if No. 12 wire is used in the circuit. This allows .....	1800 Watts  2400 Watts	One for each 500 square ft. of floor area.
<b>Small Appliance Circuits</b> 	Only the convenience outlets—no lights—in the kitchen, laundry and dining areas, where portable appliances are most often used.	20-Ampere Fuse or Circuit Breaker  	2400 Watts	At least two. Larger homes need three.
<b>Individual Circuits</b> 	Automatic Heating Plant (regardless of fuel to be used) Electric Range (larger circuit needed if it is double-oven) Dishwasher—Waste-Disposer (one circuit serves both) Electric Water Heater Automatic Washing Machine Electric Clothes Drier Summer Cooling Fan (Attic) Air Cooling Unit Home Freezer Built-in Bathroom Heater Work Shop or Work Bench	Various sizes and types of fuses and circuit breakers, depending on the rating of the appliance.    	Nothing more than the appliance served by each circuit.	One for each piece of equipment listed in the second column at the left.

An Individual Circuit seldom becomes overloaded, as no other appliance is connected to it.

Don't forget recreational needs such as your son's toy trains when planning wiring for new house.



Home owner may wish to add a playroom in the future. Wiring system installed must be adequate.



Photo by Illuminating Engineering Society

The home builder who is aware of these problems before they occur will find that he can in the long run save considerable time and expense by planning ahead for his electrical needs. With the aid of a qualified electrical contractor who is concerned with doing a good, long-range job rather than a superficial one, your home can be wired to meet your needs now and for a long time to come.

The qualified electrical contractor will have the know-how, the equipment, and the personnel to do the work in a minimum amount of time with the best results possible. He can study the building plans and determine where certain electrical equipment must be installed to insure that there will be no need to re-route or re-install the wiring because of interference with plumbing or other essential installations. The qualified contractor will also be familiar with the various regulations and codes applying to the use of certain electrical equipment in the home.

The basic constituents of a wiring system will determine the operating efficiency of every piece of electrical equipment in the home. Electricity flowing along the power line is channeled into the house by the service entrance wires connected to the outside power supply. The size of these wires will determine the amount of power which can be used in the house at any one time. The wires are connected to the supplier's meter and then enter the main switch and fuses, or the main circuit

breaker or breakers, comprising what is called the Service Entrance Equipment.

The electrical distribution panel or panels contain the fuses or circuit breakers which protect each circuit. Connected to these control centers is the branch circuit wiring which provides a path for the current to flow to various outlets in every room of the house.

There are three types of branch circuits, all of which are necessary to the efficient safe use of electricity in the modern home today. General purpose circuits are those which supply power for the lighting and most of the convenience outlets except those for kitchen, laundry, and dining area appliances. One of these circuits is usually recommended for each 500 square feet of floor area. Small appliance circuits will accommodate most of the portable appliances used in the kitchen, laundry and dining areas. In these rooms there are likely to be a number of appliances such as irons, roasters, and toasters which require heat to perform their various operations. Any heating equipment will need a good deal of power. At least two of these circuits are required for the average home.

The third type of branch circuit, called the individual branch circuit, is necessary for appliances requiring large power output, such as electric ranges, water heaters, washing machines, air conditioning units, clothes dryers, and power tools. As the name implies, one circuit is usually needed for each one of these appliances.

The installation of these branch circuits will be most practically accomplished by placing one or more branch circuit panels at central locations in different parts of the home. Also, to cut down the cost of future additions to the power load, panel boards should be equipped with spare circuits.

One of the newest and most important trends in the building field has been the growing use of circuit breaker protection in small homes, replacing the older fusible equipment. With circuit breakers, there is no need to change fuses: a switch is flipped and the power is immediately restored. The convenience of the circuit breaker is perhaps its most outstanding feature.

When it becomes necessary to add additional circuits to accommodate new appliances, they may be connected to the wiring system without changing the Service Entrance Equipment simply by adding the proper circuit breaker in the "spare sections" of the circuit breaker enclosure.

However, whether the distribution equipment uses circuit breakers or fuses, proper installation for safety and efficiency and room for expansion are the major factors to be considered in the modern electrified home. The initial expense and time involved in the well-planned electrification of a home are inconsequential when compared with the expense and inconvenience of costly rewiring jobs. If rewiring ever

should become necessary because of architectural or structural changes in the house, the job can be done with a minimum of time and expense if the original wiring plan has been worked out by a competent electrical contractor.

Essentially, no one is better qualified to determine the electrical requirements of a home than the future residents themselves.

Mr. Thomas M. Cole, president of Federal Electric Products Company, and a man who has closely studied the amazing growth of electrification in the short period of the past three decades, is undoubtedly among those men in the electrical manufacturing industry best qualified to predict what the future of electrical living will bring. "A brief review of electrical progress since the end of World War II shows that the encouragement given to the inventive genius of American industry by the manufacturers and consumers of electrical equipment has been fully justified. I believe that the American electrical manufacturing industry will continue to enhance modern living by bringing the benefits of electricity to more and more people," Mr. Cole said.

He added, "Perhaps the most important of the changes we can visualize lies in the use of atomic energy as a source of power generation. With the force of atomic power, wider applications of electricity will be made possible at relatively little cost." •

With enough electric power to operate power tools, home repairs can be made quickly and economically.



# ADEQUATE WIRING LAYOUT GUIDE

## LIVING ROOM

- One ceiling light, usually, long narrow rooms may require two

Valance, Cove or wall lighting units may replace ceiling light, for better decorative effect

One duplex outlet in each usable wall space 3 ft. or more in length at floor line, with others located so that no point in any wall space, unbroken by a doorway, is more than 6 ft. from an outlet. Two outlets to be wall switch controlled.

One in mantel shelf, if construction permits

\*Also refers to library, den, sun-room

## DINING ROOM

- One ceiling light over table space

Valance or cove lighting may supplement ceiling light.

No point at wall line more than 10 ft. from a duplex outlet, one in each wall space of 3 ft. or more. One near hostess chair.

## BEDROOMS

- Ceiling light centrally located, for general illumination.

One duplex outlet in each usable wall space 3 ft. or more in length at floor line, others located so that no point in any wall space, unbroken by doorway, is more than 6 ft. from an outlet

## BATHROOMS, LAVATORIES

One wall light on each side of mirror.

Ceiling light required only if bathroom is 60 sq. ft. or more. However, any enclosed shower compartment requires ceiling light with vaporproof fixture, and wall switch outside compartment.

One duplex outlet near mirror, 3 to 4 ft. above floor

## CLOSETS

Ceiling light required in closets more than 3 ft. deep or over 10 sq. ft. area, controlled by pull chain—or

Automatic door switches as an added convenience

## FRONT AND TRADES ENTRANCES

Ceiling or wall lights to conform with architectural style

Weatherproof outlet near front entrance

Pushbutton at front and trades entrances.

Bell or chimes at suitable interior location

## RECEPTION HALL

Central ceiling light may be replaced by wall, cove or valance lights

Duplex outlet in each wall space 3 ft. or more, no point at wall line more than 10 ft. from an outlet

## PORCHES, TERRACES, PATIOS

One ceiling light for each 150 sq. ft. or major fraction of porch

One weatherproof outlet for each 15 ft. or major fraction of adjoining house wall.

## HALLS

At least one ceiling light, plus additional to provide one for each 15 ft. or major fraction.

One duplex outlet for each 15 ft. or major fraction.

## BASEMENT, UTILITY ROOM

One ceiling light in each enclosed space, over work bench, in front of furnace. Additional to provide one for each 150 sq. ft. or major fraction of open space

Duplex outlet at work bench, near furnace

Special outlet for fuel-fired heating equipment.

Special outlet for electric water heater, locate to minimize hot water pipes.

## KITCHEN, KITCHENETTE, PANTRY

Ceiling light centrally located, for general illumination.

Ceiling or wall light over sink; choice depends on window and cabinet arrangement. Additional undercabinet lights may be desirable.

One duplex outlet for each 4 ft. or major fraction, of work counter frontage. Minimum, one each counter-top

One additional for refrigerator

Kitchen clock outlet at high visibility location

Outlet for kitchen ventilating fan

For electric range.

Special individual outlets required for equipment such as dishwasher, home freezer, etc.

## DINETTE, BREAKFAST ROOM OR NOOK

One ceiling light over table space

One duplex outlet at table height, centered in wall space adjoining table location. Additional in any wall space accommodating buffet or serving table

## STAIRWAYS

One ceiling light on each floor or landing.

Multiple-control switches to control lights on each floor from either floor.

## LAUNDRY OR LAUNDRY SPACE

One ceiling or wall light at tubs or washing center, another at ironing center.

Duplex outlet for hand iron or ironer

Special individual outlet for washer

## RECREATION ROOM

One ceiling light for every 150 sq. ft. or major fraction.

Valance, cove or wall lighting may replace ceiling lights, depending on planned use of room

Duplex outlet in each wall space 3 ft. or more, no point at wall line more than 10 ft. from an outlet

One duplex outlet in mantel shelf, if construction permits

## ATTIC

One ceiling light in each enclosed space

Duplex outlet for general use

## GARAGE

One ceiling light for every two car space

Exterior light for detached garages, with multiple switch control from garage and house

One duplex outlet for every two car space

## WALL SWITCHES

In general, the principal light in each room or space requires wall switch control at the latch side of the principal doorway.

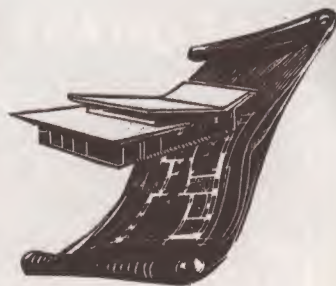
When there are two or more commonly used doorways over 10 ft. apart, multiple control switches are required at each door. Use 3-way switches for two locations, add 4-way switch for each additional location.

Supplementary lighting may be controlled by wall switches or at the fixture, as desired.

Exterior lights should be controlled from inside nearest entrance

Pilot lights should be specified for switches controlling lights in infrequently used areas, basement, and attic

# BUILDING PLANS FOR ALL HOMES



Through special arrangements with the architects, we are able to offer these professional building plans at \$10.00 for the first set and \$5.00 for each additional set. Normally you will need three sets before building, a set for your architect, a set for your builder, and a set to be filed with the building department of your community.

**\$10.00** FIRST SET  
**\$5.00** ADDITIONAL SETS

## THE SANDPIPER

Egil P. Hermanovski, Architect

## THE FALCON

Egil P. Hermanovski, Architect

## THE ALBATROSS

Egil P. Hermanovski, Architect

## THE SWALLOW

Egil P. Hermanovski, Architect

## THE CONDOR

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**FAWCETT HOME PLANS**  
Fawcett Place, Greenwich, Connecticut

Gentlemen: I am enclosing herewith \$\_\_\_\_\_

Please forward building plans for:

Home Name \_\_\_\_\_

Number of sets \_\_\_\_\_

Name \_\_\_\_\_

Street \_\_\_\_\_

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# This Month's Best Reading!

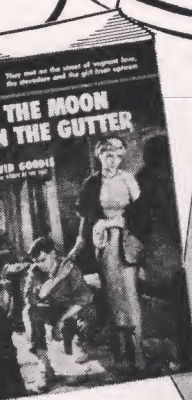
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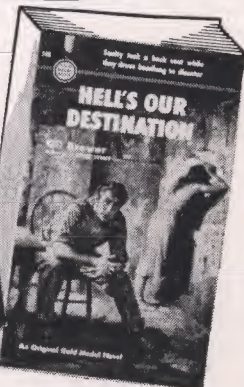
## **BELLE BRADLEY, Her Story**

Here is the year's most intriguing book—the self-told story of Belle Bradley, colored, a girl who found the strength in love to dare the white man's world!



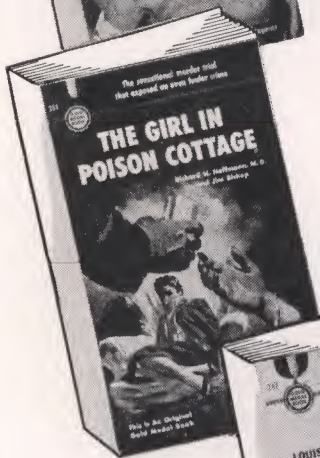
## **THE MOON IN THE GUTTER** by David Goodis

They fell in love on Vernon Street, the stevedore and the girl from uptown, but the street itself—this abyss in asphalt—held them worlds apart. By the author of *STREET OF THE LOST*.



## **HELL'S OUR DESTINATION** by Gil Brewer

Simon lived in a nightmare of greed, tortured by the buried fortune. Then Cora came, and with her the killer—to make it a strange, barbaric triangle. By the author of *13 FRENCH STREET*.



## **BIG RED'S DAUGHTER** by John McPartland

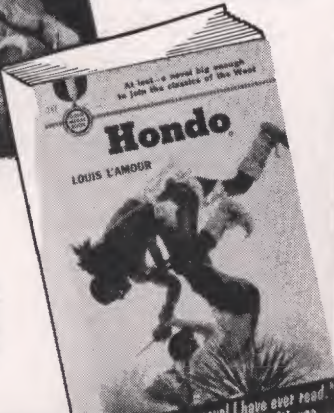
In Wild Kearn's off-beat world, a man had to kill to win her. The day after Jim Work met her, they were hunting him for murder! By the author of *TOKYO DOLL*.

## **THE GIRL IN POISON COTTAGE** by Richard H. Hoffmann, M.D., and Jim Bishop

Direct from the courtroom comes this document of depravity and despair, the Creighton-Applegate case—revealing an even more shocking crime.

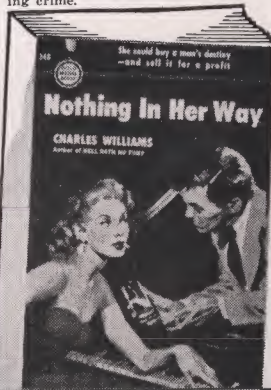
## **NOTHING IN HER WAY** by Charles Williams

He was a tough guy with one weakness—Cathy, the most exciting little witch on earth. Together they pulled off the big knock-over—and found disaster! By the author of *HELL HATH NO FURY*.



## **HONDO** by Louis L'Amour

At last—a novel big enough to join the classics of the West. *Hondo* has come to town! Read the powerful Gold Medal novel, see the great movie starring the one and only *JOHN WAYNE*!



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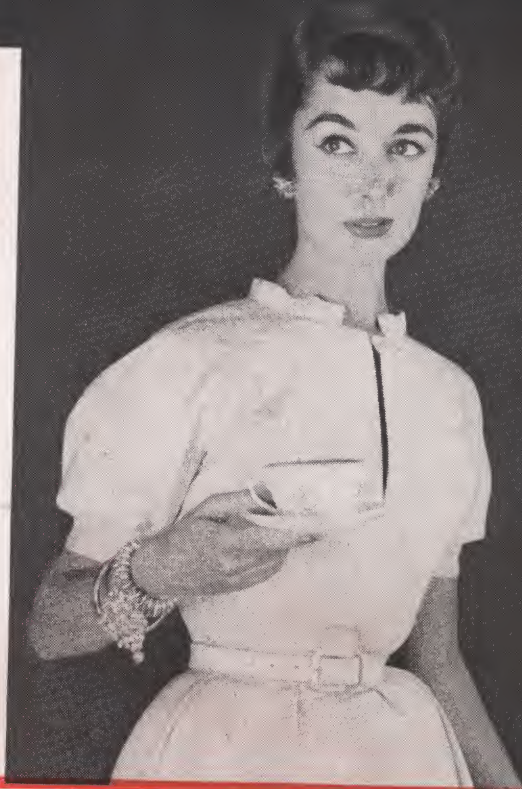
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